the Richmond Review

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City Planners Focusing on Westside Zoning

By Thomas K. Pendergast

Decades-old zoning laws on the west side of San Francisco are being challenged by California state housing mandates, so city planners are turning their attention to rezoning in the Richmond and Sunset districts.

The state is requiring San Francisco to add 82,000 units to its housing stock by 2031, in a city that typically builds about 2,000 new housing units each year.

Failure to do so could result in the City losing state funding to support both transportation and housing, more fines and lawsuits, and, in a worst-case scenario, the potential loss of housing control by local authorities.

At an open house meeting at the San Francisco County Fair Building hosted by the SF Planning Department on July 11, two zoning concepts now being considered were presented to the public.

One would concentrate on major streets like Geary Boulevard, Fulton, Clement and California streets in the Richmond District, plus 19th Avenue, Sunset and Sloat boulevards, Judah, Noriega and Taraval streets in the Sunset District.

Zoning would be changed on these major traffic and commercial corridors to allow for six- or eight-story buildings at 65-to-85 feet tall instead of the four-story or 40-foot height limits now in place.

The alternative plan would keep those same zoning changes for Geary Boulevard and 19th Avenue but limiting the other aforementioned roadways to six-stories or 65 feet high. However, it would also expand out into adjacent residential streets by changing the density limitations and allowing for either fourplexes or sixplexes on corner lots throughout both districts.

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He Started as a Kid in the Richmond; the Rest is History

From Clown College to SF Heritage CEO, read about the Richmond's own Woody LaBounty. Story on page 12. *Courtesy photo.*

A Plan for Concerts After Outside Lands Goes to Supes

By Thomas K. Pendergast

Starting next year, another weekend of August concerts will be held at the Polo Field in Golden Gate Park following the Outside Lands Music Festival if the San Francisco Board of Supervisors green-lights the proposal in September.

The Budget Committee will consider the plan on Sept. 6. If approved, it is expected to go before the full Board on Sept. 12.

This comes after a deal was announced by District 1 Supervisor Connie Chan, responding to resistance from neighbors on both sides of the park to yet more concerts hosted by Another Planet Entertainment (APE).

This additional concert series will be greatly scaled down to just one stage on the Polo Field and held over two or possibly three nights of the weekend after the Outside Lands Music Festival.

As part of the deal, APE will fund free Muni rides to and from the concert, plus it will sponsor three free concerts downtown at Civic Center Plaza, Union Square and the Embarcadero in an effort to help businesses still struggling to recover from the pandemic's economic fallout.

They have also agreed to increase community benefit

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Legacy Business Pacific Cafe Nears Half-Century Mark

By Clarisse Kim

From its orange pendant lights to the old-timey wall decor, the Pacific Cafe is a testament to the Outer Richmond neighborhood of the 1970s. The seafood restaurant has stayed almost unchanged throughout its 49 years of business and will be celebrating its 50th birthday in 2024. Moreover, the Pacific Cafe's history has earned a spot on the City's Legacy Business list.

According to the Legacy Business Program, the designation is given to businesses that have been open for at least 30 continuous years. The business also must have impacted San Francisco's identity and must be dedicated to keeping its traditions alive. The program was created in 2015 to support historical businesses; members can receive grants, business and marketing help as well as recognition from the city.

The Pacific Cafe applied for legacy status in 2016 and was part of the first round of businesses entered into the Legacy Business Registry. According to the Registry's staff report, the restaurant won this designation due to its timelessness and lasting impact on the community.

"Most of our longtime customers have remarked that nothing has changed, and they mean it in the best way possible," said Frank Gundry, a long-time employee and current partner of the Pacific Cafe. "The decor and menu have stayed the same, as well as our casual atmosphere."

The Pacific Cafe was founded on July 4, 1974 by partners Tom Hawker and Jim Thomson. They set up shop on the corner of 34th and Geary, where the restaurant stands to this day. About a decade later, the founders brought in third partner Ross Warren, who had been head chef at the Ghirardelli Pacific Cafe. Thomson passed away in 2003. Gundry became a partner in 2015.

Frank Gundry, a longtime employee and current partner at the Pacific Cafe. The seafood restaurant has served more than two million meals since it opened in 1974. *Photo by Clarisse Kim.*

"This is almost my 10th year as a partner, but I've been working for the Pacific Cafe for around 49 years," Gundry said. "I started working with the restaurant in 1975 as a host and a waiter."

This loyalty holds true for most of the restaurant's staff – some of the employees have worked there for a majority of the restaurant's lifespan. Most of the staff have been with the Pacific Cafe for more than 10 years.

Gundry also adds that the restaurant has preserved its traditions throughout the decades. Since its founding in 1974, the Pacific Cafe has always prided itself on selling

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Looking Back

Kinen Carvala

Rainbow Falls

Water from Golden Gate Park's Rainbow Falls fills a hole which was once a quarry that provided rock that was used in the late 1800s to build roads in the park. *Photo by Michael Durand.*

Who put the rainbow in "Rainbow Falls" in Golden Gate Park?

Before there were any humans around to construct artificial waterfalls, the rock next to today's Rainbow Falls was forming on the ocean floor more than 100 million years ago.

Silica shells of dead plankton slowly rained onto the deep ocean floor, according to the National Park Service. The accumulated shells during millions of years eventually came under enough pressure to form rock called chert.

The earth's surface is divided into various tectonic plates that drift over currents of hot liquid rock. The tectonic plate underlying the Pacific Ocean used to subduct, or go under, North America's tectonic plate, with chert from the ocean being scraped onto North America. (Today the Pacific and North American Plates slide past each other at the San Andreas Fault, sometimes smoothly, sometimes suddenly, causing earthquakes.)

Rock from a quarry at the present Rainbow Falls site was used in building Golden Gate Park roads, as noted by the California State Mineralogist in a 1896 report. Rock at the quarry site includes chert.

By the 1920s, the quarry was no longer mined, but homeowners on Fulton Street complained about the sand, dirt and dust that was dumped into the former quarry being blown into their homes. A June 11, 1928, article in The Chronicle about transforming the quarry said Park Superintendent John McLaren had "that well-known twinkle in his eye" while saying "… perhaps those good people do deserve something" when referring to the residents near the quarry.

Herbert Fleishhacker Sr., a banker and San Francisco Park Commission president, visited Paris in 1924 and saw a waterfall in the Bois de Boulogne park. He encouraged McLaren to build a similar waterfall in Golden Gate Park, according to Golden Gate Park's National Register of Historic Places Registration Form.

The San Francisco Board of Park Commissioners decided to set aside $17,500 for "the development of a waterfall and lake in the vicinity of 24th Avenue and the Main Drive (now JFK Drive)" according to the Board's June 18, 1929 meeting minutes. The 1930 Rainbow Falls were a gift from Herbert Fleishhacker Sr. and his wife. The Rainbow Falls were built closer to 19th Avenue.

The Aug. 1, 1929, the Chronicle reported that the Rainbow Falls project was "under the direction of Superintendent John McLaren and his assistants." McLaren used cement on either side of the waterfall site so that water would not erode away the cliff face as easily, according to the SF Chronicle on July 6, 1930. The waterfall is part of a circulation system; after falling more than 50 feet in two leaps into the former quarry, water flows into a stream westbound along JFK Promenade with the water passing under elevated Crossover Drive and tunneling very briefly under Transverse Drive before re-emerging along JFK Drive before eventually emptying into Lloyd Lake near 23rd Avenue and Portals of the Past. Water from Lloyd Lake is pumped through a pipeline up to the falls to be recycled. McLaren added plants, ferns and shrubs to the face of the hill and along the stream. "Hundreds of sightseers" came out to see the Rainbow Falls start flowing down the cliff on April 6, 1930.

The "rainbow" part came with the National Electric Light convention which turned on its various colored new electric projectors "at intervals in the falls" on June 17, 1930, with McLaren in attendance. The General Electric Company (GE) and GE's Chairman Owen D. Young were thanked in a Park Commission resolution adopted on June 30, 1930, for providing the lights in the park during the convention at their expense. (Lights were also set up at the valley in front of the Conservatory of Flowers, according to the SF Examiner.) The Nov. 14, 1931, issue of "Electric World" mentioned Rainbow Falls having submerged floodlights of different hues changing automatically producing a varying display of colors.

Owen D. Young (no relation to the de Young museum) met Herbert Fleishhacker years earlier on a business trip to San Francisco from March 30 to April 2, 1921, before sailing across the Pacific to explore business opportunities in Asia, according to Josephine Young Case's biography on Young. At the time, Young was vice president of GE and chairman of Radio Corporation of America (RCA), GE's radio communications subsidiary, according to RCA's website.

Rainbow Falls stopped flowing for nine months due to a landslide cutting off a water channel, reported the SF Examiner on July 10, 1971. On May 27, 1975, the SF Examiner described the falls as "a sort of hit-and-miss operation in recent years" because the falls were turned off earlier due to a rehabilitation project and energy conservation.

San Francisco voters in June 1992 approved a $76.2 million bond issue for renovations and repairs throughout Golden Gate Park. Rainbow Falls being examined for structural integrity due to possible soil erosion was part of the Golden Gate Park Master Plan adopted in 1998, funded by bonds and city general funds.

Rainbow Falls is on the north side of JFK Promenade, 700 feet east of the intersection of Transverse Drive and JFK Promenade. Folds of chert are visible in the cliffs east of the falls. There are no longer rainbow lights illuminating the falls.

Find an archive of Kinen Carvala's "Looking Back" columns at RichmondSunsetNews.com.

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Outer Richmond's Landmark Cathedral is Home to Saint's Relics

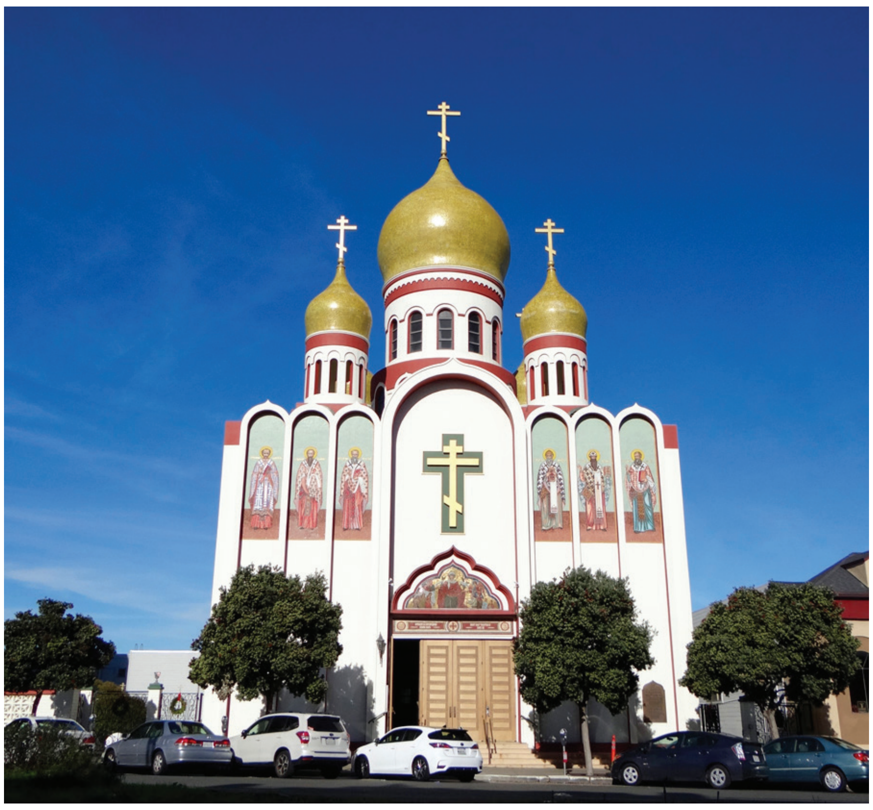
By Linda Badger

The Richmond District is the only neighborhood in San Francisco that can boast of an actual saint in residence.

The Holy Virgin Cathedral on Geary Boulevard and 26th Avenue was built, in part, by a priest of the "Russian Orthodox Church Outside of Russia," canonized after his death as Saint John the Wonderworker of Shanghai and San Francisco.

To this day, Cathedral visitors venerate St. John, whose remains, or "incorrupt relics," can be viewed in a golden shrine in the nave. St. John was believed to work miracles on behalf of the sick and suffering. People still write to the cathedral from all over the world, asking that their notes be placed under St. John's shrine, seeking his blessings for loved ones who are sick or suffering.

St. John spent the last years of his life – from 1963 until 1966 – living in the Richmond District, overseeing the completion of the cathedral and ministering to the sick in his community. He lived at St. Tichon's Orphanage, which he founded, near 15th Avenue and Balboa Street.



The Holy Virgin Cathedral on Geary Boulevard at 26th Avenue, with its glimmering onion domes, is one of the most distinctive buildings in San Francisco. It is also called "Joy of All Who Sorrow." *Photo by Michael Durand.*

Many in his congregation remember him with great fondness and admiration. Less than five feet tall, he had boundless energy and worked tirelessly, visiting the sick in local hospitals and jails, acting as a father to the orphans at St. Tichon and strictly adhering to the tenants of his faith. His former altar boys remember getting his blessings before school exams and his insistence on their religious duties. One of his former altar boys recounted that when St. John figured out that he and his friends were sneaking out of service early, one by one, to meet at the Alexandria Theatre, St. John held him by the hand for 30 minutes, causing him to miss the movie.

St. John was born Michael Maximovitch in 1896, in Southern Russia, which is now part of Ukraine. Educated as a lawyer, his family fled to Yugoslavia during the Russian Revolution of 1917. Always a man of faith, he studied theology in Belgrade, was ordained as a priest, and sent to Shanghai in 1934, where thousands of White Russians immigrated.

While in Shanghai, St. John founded an orphanage for children living on the streets as well as a home for seniors. One of the orphans sheltered by St. John, wrote, "I am forever grateful, very grateful to St. John for my life ... for his inspiration to the orphans, his generosity, charity to the people of the streets of Shanghai, his unconditional love, always." In Shanghai, St. John became known for his selfless devotion to others, especially children. He made certain the orphans were cared for during the Japanese occupation of Shanghai, visiting and blessing them nightly in defiance of wartime curfews. While others were shot for such defiance, St. John was allowed to come and go. The orphans believed the Japanese soldiers simply could not see him.

In 1949, St. John was forced to flee once again when the communists took over in China. St. John, the Shanghai orphans, and 5,000 Russian immigrants were given temporary refuge in Tubabao, an island in the Philippines. For two years, they lived in a tent city in the tropical jungle until, in 1951, St. John traveled to Washington, D.C. and successfully convinced Congress to amend its restrictive immigration laws to allow his flock to establish permanent residence in the United States – a feat many see as indeed miraculous.

While many of his fellow Russian immigrants and 24 Chinese orphans relocated to San Francisco, St. John was called to serve in Paris and Brussels until 1962, when he returned to his flock, as the Archbishop of San Francisco, to aid in the completion of the Holy Virgin Cathedral on Geary Boulevard.

St. John died suddenly while visiting Seattle in 1966. Beloved by all, the San Francisco Board of Supervisors amended a City Ordinance to allow him to be interred at the Holy Virgin Cathedral. In 1994, he was glorified as a saint.

St. John was a humble man, renowned for his ascetic lifestyle, but the Cathedral he helped build on Geary Boulevard is far from humble. It is a landmark in the Outer Richmond, with five towering onion domes covered in 24 carat gold leaf. A walk inside reveals an interior that resembles a golden jewel box, glowing with chandeliers, mosaics and frescos rivaling those in Europe. There followers can pay respects to St. John the Wonderworker, blown by the winds of war from Russia, China, the Philippines and Europe to his final resting place in the Richmond District.

To learn more about The Holy Virgin Cathedral, visit sfsobor.com.

City Hall

Supervisor Connie Chan

Legislative Recess

This month, the SF Board of Supervisors is on legislative recess. While the board may not be convening our regular committees and meetings, I am spending our recess in District 1 to meet with constituents and small businesses. My office will be hosting office hours in the district, which is a great way for me and my team to get one-on-one time with our neighbors and constituents and support our local businesses! If you want to meet with me during recess or throughout the rest of the year, email chanstaff@sfgov.org or call 415-554-7410 to schedule a time.

The Board of Supervisors will reconvene on Sept. 5, when we will continue working to pass legislation to revitalize our local economy, and support our small businesses and constituents. At our Sept. 12 meeting, District 1 is up again for question time with Mayor London Breed. As we've done in the past, we are collecting topics or questions from our community to ask the mayor. Send your question to us by completing a form at bit.ly/d1questions.

We look forward to seeing you out in the neighborhood!

Connie Chan represents District 1 on the San Francisco Board of Supervisors. She can be reached at 415-554-7410 or chanstaff@sfgov.org. Find an archive of her columns online at RichmondSunsetNews.com.

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Assembly

Assemblymember Phil Ting

California’s New Budget

The state’s fiscal health is strong. As Assembly budget chair for the last eight budgets, I’m glad to see that our years of fiscal responsibility has positioned our state well to deal with declining revenues. This enables us to protect the progress we’ve made in key priority areas, avoid cuts to core programs and maintain a $38 billion reserve to safeguard against economic uncertainty in California’s new budget.

I’m especially grateful there was a little flexibility in the budget that allowed me to deliver state funding for a few projects throughout my district. For westside residents, I secured more than $2 million each for two facilities that support vulnerable clients. The first undertaking will help transform a building on Clement Street into a residential care facility for the elderly, with 15 beds and a senior center on the ground floor. The second will make critical infrastructure repairs to an alcohol rehabilitation center in the Haight Ashbury/Buena Vista neighborhood. The urgent and necessary renovation ensures housing and services for people seeking sobriety continues for years to come.

I also successfully obtained resources for a couple of active transportation projects: $1.2 million for protected bike lanes on Arguello Boulevard and $1 million for YBikes, which can purchase more equipment so they can expand bike clubs at more locations within the San Francisco Unified School District. This advances our fight against climate change by reducing our dependency on cars and promotes a healthier lifestyle.

Statewide, the budget touches many lives, strengthening programs and services for those who need the most help and investing in a strong future. Highlights include:

- Housing: Continued investments to help cities address homelessness; housing funding for certain foster youth living outside the home to help them afford the rising costs of living; renewal of the first-time homebuyers ($200 million) and grant programs ($50 million) that help property owners build backyard units, or ADUs.
- Early Childhood: Higher reimbursement rates for child care providers (pending bargaining agreement) and near elimination of fees for families that rely on subsidized child care; continued expansion of Universal Transition Kindergarten.
- K-12 Education: 8% cost-of-living raise for public schools, maintaining historic funding levels and continuation of universal school meals. Grants are still available to help with pandemic-era learning loss.
- Higher Education: Nearly 12,000 more slots at UC and CSU; additional funding for Middle Class Scholarship program; housing grants for campuses to accommodate thousands more students.
- Transit: $5.1 billion lifeline to address fiscal cliff many agencies were facing; keeps buses and trains running, but operators also must improve safety and cleanliness.
- Stronger Safety Net: Previous short-term grant increase of 10% for CalWORKs families made permanent, plus adds another 3.6% increase in Oct; 8.6% COLA for SSI/SSP recipients effective Jan. 1, 2024; more funding for Market Match program, increasing buying power at farmers’ markets for CalFresh recipients.
- Healthcare: Higher reimbursement rates for Medi-Cal providers to increase access to care; lower co-pays and deductibles for Covered California insurance plans.
- Environment: Led efforts to transition to clean vehicles; coastal resiliency to protect against climate change; lead removal from schools.

And as a follow-up to stopping Asian American Pacific Islander (AAPI) hate, I helped champion another $40 million for AAPI and other communities facing hate to help continue supportive services for victims and violence prevention programs. That brings the three-year total to nearly $250 million, a historic investment for a population whose needs were often not addressed. These extra resources seem to have an impact. The latest report from the California Department of Justice shows hate crimes against AAPI are down 43% in 2022. That’s encouraging news, given the alarming rise since the pandemic began.

To further encourage acceptance and cultural understanding, I additionally secured $4.5 million for the Golden Gate Institute, a historic language school in Japantown whose building is in need of reconstruction. The plans include adding an auditorium that can serve as a community hub. The Chinese Cultural Center, which is being displaced as part of the Portsmouth Square reconfiguration, will also get assistance in the renovation of its new location.

We are fortunate the latest state budget is still improving the lives of Californians. We’ve only been able to do this through smart, responsible actions in years past.

Phil Ting represents the 19th Assembly District, which includes the west side of San Francisco along with the communities of Broadmoor, Colma and Daly City as well as part of South San Francisco. Find an archive of his columns at RichmondSunsetNews.com.

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Accelerate Your Mortgage?

As mortgage rates increased this past year and are currently hovering in the seven percent range, I am getting some questions from readers about what to do with their mortgages. Just to clarify, these questions are coming mostly from owners who have been on adjustable-rate mortgages and are all of a sudden finding themselves in a much higher mortgage rate and larger payment than before.

Paying off a mortgage early or not is a very personal decision. I have clients who just want to own their homes free and clear so that they can have peace of mind that they have no more monthly mortgages or obligations to pay. Some have paid all cash even when the mortgage rate was at three percent so they do not have a large expense.

From a purely financial standpoint, a mortgage loan normally is a loan at the cheapest rate a consumer can get because there is security for the lender. For this reason, it is good to have some liquidity for a rainy day by holding on to the extra money and paying down the loan.

The decision I like to explain to people is, if you can invest money and get a higher return, perhaps you should consider doing just that instead of paying off the mortgage.

However, if one wants to start paying off the mortgage early and make an extra payment each year on a 30-year mortgage, you may shorten the loan term by about five years. If you can make a couple more payments every year, that would shorten your loan term by about nine years. By shortening the length of payment, you will save that much more in the long term.

But I think the bigger question is whether paying off the mortgage makes sense. Most financial advisors counsel against it because it makes your assets illiquid, and can create a situation where one cannot access the equity when they most need it. Instead, most would advise to keep the cash in safe accounts so that it is available when you have emergencies.

A mortgage provides tax benefits in that the interest portion may be written off on your income taxes. It is important during the high-income earning years as it is one of the last large deductions you can claim on your taxes.

Current mortgage rates, though higher than the last few years, are still at fairly low historical levels, so a loan secured by a home offers one of the least expensive vehicles to the capital markets. And if you can leverage off these funds by investing it in opportunities that yield more than your mortgage rate, wouldn't that be a better use of funds? Current CD rates are at about five percent, so the difference is not too much if you want to keep the funds very safe.

Lastly, by having a mortgage, it makes the bank your partner. In the event of a major catastrophe like an earthquake, and your home is destroyed, you may be able to walk away from the loan because the real estate is the sole security for the loan. This is not a position I advocate, but it is a possible scenario.

The decision to pay off or not pay off your loan is a very personal one because a home represents security. I would recommend that you consult with a qualified CPA or financial planner to discuss your personal situation and proceed accordingly.

John M. Lee is a broker with Compass specializing in the Richmond and Sunset districts. If you have any real estate questions, call him at 415-465-0505 or email at johnlee@isellsf.com. Find an archive of John M. Lee's columns at RichmondSunsetNews.com.

Richmond Homes Sold in July*

Address	Bed	Bath	Sq. Ft.	Price
567 45th Ave.	2	1	1,275	$1,200,000
547 44th Ave.	3	1	1,290	1,448,000
651 37th Ave.	5	3	2,365	2,000,000
51 Collins St.	4	2	2,275	2,595,000
894 35th Ave.	4	3.5	2,980	2,600,000

**Partial listing. Source: M.L.S.*

Supervisors Pass Ordinance to Increase Housing Options, Density

By Thomas K. Pendergast

To increase housing density on the City's west side, the San Francisco Board of Supervisors made it easier for single-family homeowners to add rooms or up to four housing units on their single property lots.

Sponsored by Supervisors Myrna Melgar and Joel Engardio, the Board unanimously passed an ordinance on June 27 to create a Family Housing Opportunity Special Use District.

"The intent is to allow for people who want to build more units on their properties to do it more easily," Melgar said.

"In the Richmond, there's a bunch of blocks that have been upzoned to RH2 (Residential Housing for two units) or RH3 (Residential Housing for three units) but still have single-family house structures," she explained. "So that's where this would apply. It would allow those folks to add units more easily without getting into a big fight with the neighbors that would drag it on through a Conditional Use authorization or a discretionary review process."

In her neighborhood are people who live in extended families, but she also wants to help those whose children left the nest long ago. In different ways, she hopes her legislation will help them all.

"The kids left 20 years ago and now they have these big houses with low tax bases because of Prop. 13, but it's hard to adapt them," she said. "If you want to live on the ground floor and put in disability upgrades so you can stay in place, it's hard to afford it unless you rent out part of your space. I was hoping to give people more options and choices."

To be considered as qualifying projects, the following criteria must be met:

- Located in an RH zone within the Special Use District (SUD).
- Not receiving a density bonus or sitting on property resulting from a lot split.
- Proposes construction or alteration of certain project types, including Single-Lot Development Projects, Lot-Merger Development Projects, or Group Housing Development Projects.
- Increase dwelling units or bedrooms on site.
- Demonstrate one year of lot ownership if a single-family home or five years if it's a multi-unit house.
- Not demolishing rent-controlled units, or units with a history of evictions, buyouts or tenant occupancy within the previous five years.

Qualifying projects could receive density exceptions for up to four units per lot (eight units for two-lot mergers, 12 units for three-lot mergers) and additional group housing density exceptions are available.

The height limit would remain at 40 feet, but qualifying properties could get reduced rear yard requirements and reduced open space requirements.

Up to three merged lots will be possible, but then special requirements would apply, including reduced open space requirements. With three merged lots, the construction on the resulting lot would include at least nine and no more than 12 dwelling units, or one dwelling unit per 1,000 square feet of a lot area for a three-lot merger project. For a two-lot merger, at least six and no more than eight dwelling units, or one dwelling unit per 1,000 square feet of lot area would be allowed.

Units created through density exceptions will be subject to rent control, excluding affordable units required by the Planning Code.

A regulatory agreement must be entered with the City, waiving rights under the Costa-Hawkins Rental Housing Act.

Subdivides of one-unit buildings may apply for condominium conversion if they create new dwelling units under SUD and if certain other requirements are met, but group housing units would not be eligible in this case.

Property owners who sign an affidavit to reside on their properties for three years after the completion of new dwelling units may receive more incentives.

"Supervisor Melgar's proposal puts forth straightforward and good government improvements to our housing development process," Engardio said. "It allows for more modest increases in density as permitted under state law without destroying neighborhood character.

"Most importantly, it creates strict requirements to protect existing tenants from displacement."

Engardio highlighted the need for more housing.

"We don't have enough housing for our teachers, first responders and the next generation of families, and that's because we haven't built enough housing to match decades of demand and that results in something sad," he said. "What happens when people want to get married or have a kid? Too often they have to move out of San Francisco and have to say goodbye to family and friends. Seniors don't get to see their adult children or grandchildren."

After some amendments to the original legislation, Supervisor Connie Chan also gave her support to the ordinance.

"With critical amendments to ensure public notices and tenant protection against displacement and corporate developer speculation, this legislation gives the westside homeowners the opportunity to expand their families, continue to grow and create possible rental income for retirement in the future" Chan said.

Likewise, Supervisor Dean Preston threw his support to the ordinance after certain amendments were made.

"At a basic level, I'm supportive of the idea of adding a bunch of units on the west side," Preston said. "The question is, how do we get some level of affordability?"

"What I appreciate in this legislation is the attempt to do that and to gain some of the community benefits, particularly through having the added units as rent-controlled units … and the amendments strengthening some of the anti-displacement language and tenant protections and then also having some provisions to make sure that we're not incentivizing the big real estate speculator nightmare scenario," he said.

"I want to distinguish the market-rate housing and our goals in building market rate housing as a city from affordable housing. I do think they tend to get conflated and they shouldn't be," Preston elaborated. "And I think legislation like this can help us reach our market-rate housing goals by incentivizing some additional market-rate units, but it is not a silver bullet for creating affordable housing."

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POLICE BLOTTER

Stolen Property, Recklessly Evading a Police Officer, Hit and Run, Property Damage: Clement Street and 28th Avenue, July 5, 12:15 p.m.

An officer observed a vehicle with three suspects aboard running two stop signs. The officer attempted a traffic stop. The vehicle with the three suspects evaded the officer at a high rate of speed.

The officer terminated the attempted traffic stop as the situation did not meet SFPD pursuit criteria.

The suspects' vehicle later crashed into the front wall of a residence after colliding with a truck. The three suspects fled on foot and were later apprehended. All suspects were identified and all three were juveniles.

The vehicle was stolen out of Daly City and had a punched ignition. Evidence of various criminal acts were recovered in the vehicle at the collision scene.

The case was assigned to SFPD's Traffic Unit which is conducting the follow-up investigation.

Aggravated Assault With a Knife, Outstanding Warrant: Fulton Street and Masonic Avenue. July 8, 6:19 a.m.

Park Station officers responded to a report of a suspect with a knife on a Muni bus.

Officers detained the suspect nearby and found a knife in the suspect's possession. Upon investigation and conducting cold shows, officers learned that the subject had attempted to stab a Muni passenger several times, threw two glass bottles at the Muni bus and bus driver, and subsequently attempted to stab the driver.

The suspect was arrested.

Hot Prowl Burglary, Forcible Entry: 200 Block of Third Avenue, July 11, 8:52 p.m.

The suspect entered a building through the store's open front door and walked up the stairs to the residency area. The suspect kicked at a resident's back door until it flew open. The suspect was briefly inside the residence when the suspect came face-to-face with the victim.

The victim ran out of her home through the front door and the suspect fled through the back door after taking various items. The estimated value of the loss was $12,000 and included purses, jewelry and a laptop.

The case was assigned to SFPD's Burglary Unit which is conducting the follow-up investigation.

Possession of a Loaded Firearm by a Prohibited Person, Discharging a Firearm in a Grossly Negligent Manner, Shooting With Injury: Geary Boulevard and 16th Avenue, July 5, 12:15 p.m.

Witnesses reported seeing two suspects running down the sidewalk of the Geary business corridor. Witnesses also reported, while suspect 1 was running, he shot himself in the leg and then screamed, "I shot myself!" He then collapsed to ground where police and firefighting officers found him.

Suspect 2 continued running and eluded police.

The firearm was seized and suspect 1 was treated at San Francisco General Hospital (SFGH) for a gunshot wound to his right leg. He was listed as stable.

Additional witnesses reported that a vehicle possibly related to this incident was just up the block. Evidence of a crime was located which confirmed a connection. The same vehicle was involved in a hit-and-run collision with injuries around the block just prior to the shooting. The same vehicle was an auto boosting vehicle wanted by U.S. Park Police for multiple crimes and had been used to flee from U.S. Park Police earlier the same day.

The vehicle was later released to the U.S. Park Police.

Robbery, Conspiracy, Elder Abuse, Resisting a Peace Officer, Aggravated Assault on a Police Officer: 5600 Block of Geary Boulevard, June 25, 8:58 a.m.

Three juveniles suspects entered a market. Victim 1 saw the suspects concealing store items inside their clothing. One suspect was wearing a black ski mask. Victim 1 was a 71-year-old male store employee. Victims 1 and 2 contacted the three suspects after they exited the store without paying for the items and asked the suspects to return them.

The suspects became verbally aggressive. Victim 1 attempted to retrieve an item from suspect 3. Suspect 3 then bit the elderly male so hard and long that the victim had to pry the suspect's jaw off his arm. Then suspect 3 punched victim 1 in the face. Suspects 1 and 2 continued to be involved in fighting.

Suspect 3 then picked up an A-frame traffic sign from down the block and returned to the market where suspect 3 unsuccessfully attempted to throw the large metal and wood A-frame at Victim 1.

Officers detained and arrested all three suspects.

Suspect 3 had a tiny wrist and slipped one hand out of the handcuffs while being walked to the patrol vehicle. Suspect 3 resisted the officer escorting her and lashed out and attempted to bite the other officer on scene in the back causing the officer to be thrown to the ground causing the back of her head to strike a fixed object.

Suspect 3 continued to actively resist and threated to bite the officer still fighting her resistance. All three juvenile suspects were cleared medically and were booked at Youth Juvenile Center.

The case was assigned to SFPD's Robbery Unit which is conducting the follow-up investigation.

Send letters, comments and suggestions to:
Editor@Richmond SunsetNews.com

OUTSIDE LANDS
AUG 11-13 2023 · GOLDEN GATE PARK · SAN FRANCISCO, CA

Dear Golden Gate Park Neighbor,

We at Outside Lands care about Golden Gate Park and the surrounding communities. In our first 15 years, we've contributed over $35 million to San Francisco's Recreation & Parks Department to maintain and preserve the most beautiful urban park system in the country. Additionally, we recognize our event's impact on the neighborhood, and we work hard to mitigate that impact. In an effort to communicate as much information in advance as possible to you, we have put together this letter. Consider it a festival planning tool.

Another Planet Entertainment and Superfly Presents, in association with San Francisco's Recreation and Park Department and the City of San Francisco are producing the 15th Annual Outside Lands in Golden Gate Park (Polo Field, Hellman Hollow, Marx & Lindley Meadows), taking place from Friday, August 11th – Sunday, August 13th, 2023. Event hours are 11:00 a.m. – 10:00 p.m. on Friday and Saturday and 11:00 a.m. - 9:40 p.m. on Sunday.

The festival is working closely with all San Francisco Agencies, especially Recreation and Parks Department, SFPD, SFFD, SFMTA, and SFDPH to produce a safe, healthy, smooth, and successful event for San Francisco.

BELOW IS HELPFUL INFORMATION FOR THE COMING WEEKS IN AND AROUND GOLDEN GATE PARK

Before the Festival:
If you have any inquiries before the festival weekend begins related to road closures, site restrictions in Golden Gate Park, or other general concerns, please send an email to **community@sfoutsidelands.com**. For the most up-to-date information on Outside Lands as it pertains to you, please go to: **www.SFOutsideLands.com/311**

During the Festival – Community Hotline:
As we've done in past years, we will have a Community Hotline to respond to any issues that may affect you during the festival. The Outside Lands festival hotline will be available from 10:00 a.m. – 6:00 p.m. on Thursday, August 10th and from 10:00 a.m. – 11:00 p.m. on the festival days (Friday August 11th – Sunday August 13th). **The hotline number is (415) 965-8001.**

Parking and Alternative Means of Transportation:
To help alleviate vehicle congestion in your neighborhood, we strongly encourage patrons to take alternative means of transportation to the festival, including MUNI, private shuttles, biking, or walking.

We will have two dedicated tow trucks and one Parking Control Officer on each side of the Park to quickly respond to blocked driveways or any other parking issues related to the festival. SF Rec & Parks has printed signs alerting attendees to not block driveways. More copies of this notice may be obtained at the front desk of SFPD Richmond Station at 461 6th Avenue. **If you need to have a vehicle towed, please call 311.**

Park Access:
To ensure the safety and security of the public and working crews, we would like to make you aware of roads and locations that will be closed for the duration of event load in and load out. To provide a safe, alternative bike route, there will be a two-way bike reroute created on MLK. To see closure details, please refer to the map on the festival website at **https://sfoutsidelands.com/311/**

Note from SFMTA Regarding Blocking Your Own Driveway:
SFMTA rules state that it is OK to park in the street and block one's own driveway as long as the driveway does not serve more than 2 tenants. Any multifamily units of 3 or more cannot block the driveway.

During Outside Lands, SFMTA will enforce blocked driveways on a complaint basis only, giving a better cushion for residents. Please note that vehicles may never park over the sidewalk.

For the most up-to-date information on Outside Lands as it pertains to you, please go to:
www.SFOutsideLands.com/311

Para información en español acerca de la Outside Lands Music & Arts Festival,
por favor vaya a:
www.SFOutsideLands.com/311

有關此項 Outside Lands 音樂和藝術節活動的中文資料,請上網⊠
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Commentary

Quentin L. Kopp

Why Push for More Housing?

It's reported that half of all accidents happen at home. Apparently, the rest happen in voting booths!

Between state legislators in Sacramento, like Senator Scott Weiner and Assemblyman Matt Haney, and our spirited supervisors in City Hall, plus their obsequious, obnoxious YIMBY (i.e., "Yes In My Backyard") cheerleaders, the clamor for housing monopolizes airwaves, the San Francisco Comical and State Capitol minions who've decreed that San Francisco must produce 82,000 new housing units by 2030. Why?

San Francisco's residential population has declined from 870,000 or so in 2019 to approximately 808,000 in 2022, the Census Bureau reported last month. A Park Merced resident notes cessation of written materials promoting occupancy of City Hall-approved construction of about 3,776 new units to replace many existing rented units. Remember the controversy about Stonestown reconstruction to add about 2,930 housing units for 3,500 inhabitants by demolishing some commercial portions which have existed for more than 50 years? Have any such housing units been built? Of course not! Why? Probably because there's no market for them. Why not? Because population has decreased.

Have you heard recently about a proposed 50-story housing high-rise on Sloat Boulevard to replace the Sloat Garden store next to the Irish Cultural Center? Want to bet that doesn't proceed with hundreds of units? And, the Irish Cultural Center reconstruction plan, which includes housing units but needs money to build, appears moribund. And, the notion of creating apartments in vacant downtown offices, appears fanciful because of construction improbabilities according to one retired sub-contractor I quizzed. My conclusion: Watch the census figures regarding our population decline.

It's 30-day vacation time for Board of Supervisors members and staff – until the end of August – and the $14.6 billion annual budget was effectuated before their shutdown. I'm reminded that before district elections supervisors met every Monday without recessing for $9,324 per year. They now receive $158,000 yearly, with not just two aides we had as citywide elected officials, but four aides paid $112,000 to $137,051 annually. Once the California Supreme Court next month authenticates Santa Monica's use of at-large elections for its council members, expect Sunset stalwart Robert Guichard to begin the campaign to abolish district elections and restore at-large election of all supervisors as he did in 1980. I'll assist. So will the S.F. Taxpayers Association.

An example of City Hall ignorance occurred last month when Supervisor Joel Engardio announced his plan to convert parking space at the Cow Palace into a San Francisco homeless camp for thousands, including RV inhabitants on Lake Merced Boulevard. He did so without consulting Cow Palace offices, directors or managers, supported only by Supervisor Ahsha Safai who represents a tiny portion of the 68-acre Cow Palace, 67 of which are in Daly City. He didn't bother any Daly City council members or staff with his "plan." (You'll hear more about Safai next month.) Engardio must think the Cow Palace is now a dumping ground. It isn't; It receives no taxpayer money. (The state, owner of the property, stopped giving it money in the 2008 recession.) As of May, it reported cash on hand as $8,796,192, cash in excess of liabilities $7,224,840 (a continuing high) and total assets of $14,997,463, which is about a $12 million increase over 2022! Event promoters rent space every week. (The 75th Grand National Rodeo occurs Oct. 6-7, 2023; tickets on sale now.)

By the way, Engardio's public statement includes an announcement of "bringing state officials into the fold." He obviously doesn't even know the Cow Palace operates with a governing board which is independent of state control, like all county fairs in California.

Yahoo News announced on May 22 that two more "progressive" chief prosecutors resigned because of malfeasance and inaptitude. The first as U.S. attorney for Massachusetts appointed by President Joe Biden in July 2021, after serving as Boston's district attorney. The other as chief prosecutor in St. Louis for neglect of duties. Meanwhile, former San Francisco Police Commissioner John Hamasaki, a district attorney aspirant years ago, was quoted in March, characterizing crime in S.F. as "basic city life experiences," responding to tech CEO Snehal Antani whose automobile was broken into while dining at Fisherman's Wharf, thus suffering a loss of passports, $10,000 in property and smashed car windows. Hamasaki taught at U.S.F. law school, too.

A banker fell overboard from a sailboat. A friend grabbed a life preserver and held it up, not knowing if the banker could swim, and shouted: "Can you float alone?" "Obviously," the banker replied, "but this is a heck of a time to talk business."

Quentin Kopp is a former San Francisco supervisor, state senator, SF Ethics Commission member, president of the California High Speed Rail Authority governing board and retired Superior Court judge.

New Community Service Program Inspires Youth With Disbilities

By Kate Quoch

Backpack straps fastened around shoulders and the laces of hiking sneakers tied into bows. Hikers waited hand-in-hand with one another on the docks of Golden Gate Park's Stow Lake Boathouse. The bundle of summer campers and staff members eagerly lined up to explore the trail ahead and lend a hand in a community service cleanup project.

For the San Francisco Recreation and Park Department's Therapeutic Recreation Inclusion Services Team, this outdoor adventure does not serve as a movement activity alone. Instead, its greater purpose called for inclusivity for people with disabilities soon entering the workforce.

The sound of the campers' footsteps as they crossed a bridge onto Strawberry Hill filled the foggy July 7 morning breeze and marked the start of the new volunteer program. With the community service project standing as the first of its kind within Therapeutic Recreation Inclusion Services, Jessica Huey, the department's program manager and recreation specialist, intended to provide opportunities for teenagers and young adults with disabilities.

"They're no longer eligible for many of our summer day camps, which typically go up to 13," Huey said, referring to the participants' ages, ranging from 15 to 22 years old in the pilot program. "And then that leaves all the young adults and older teens to have little to no resources or programs."

Recognizing the need for an all-embracing camp for older ages, Huey and her team established the Service Learning in Community Engagement clinic (SLICE), which taught purposeful skills in community service activities for people with disabilities preparing themselves for professionalism in careers. Huey found that, beyond sit-down courses for learning skills in eye contact, handshakes and introductions, her campers valued real-world experiences in building work ethic and future goals.

Jonathan Lee (right) and the staff of Therapeutic Recreation Team show support and encouragement to their campers as they work one-one-one with them to help cultivate life skills. *Photo by Kate Quoch.*

"This is very hands-on work," she said.

Huey has also kept a finger on the pulse of the field positions available for people like her campers emerging into the workforce. She confronts the reality for people with disabilities, as they "typically earn less or have a harder time finding jobs."

According to the U.S. Bureau of Labor Statistics, 7.6% of people with a disability were unemployed in 2022, a rate more than double the figure for persons without a disability.

"Society doesn't expect much of people with disabilities," Huey said. "I want to bridge that gap and show the workforce that people with disabilities are highly capable of any type of job."

Trekking on dirt-trodden stairways and narrow paths spiraling up Strawberry Hill, the group brushed through aisles of native plants and wildflowers that bloom in the spring and summer seasons. Sweeping his hand through the greenery, a park ranger leading the hikers guided them on the bright features, sweet scents and even curious tastes of the foliage around them. The line of volunteers brought their noses to the fragrance of vibrant orange nasturtiums and beaming yellow Mexican marigolds before each plucking one and tucking it behind their ear.

The campers planted their final steps at the top of the stairs before snapping on gloves and splitting into cleanup groups for the clusters of weeds and grasses spilling over at the top of the hill and crowding onto the stairway below. Paired into a one-on-one connection with a staff of Therapeutic Recreation, the youth garnered trust and strengthened friendships as they gardened collaboratively.

"Activities like this help the kids do things that are helping the City, but also helping them in the way that they can be more productive," said Sofia Fillon, a staff member of the program. Fillon found that working with the campers reminded her of her own family; she grew up as a triplet to a sister with special needs. Even so, she finds herself "relearning to have consistent patience and communication" and extends her learning of sign language to further accommodate the young adults of the program.

With every tug on the weeds and toss into the pile, the wooden planks of the stairway became safer for local hikers and families. Charlie Lucas, another staff member, emphasized the ability that the SLICE program had on raising the public's awareness of people with disabilities.

"Let's say some people are coming down past the trail," he said. "They're like, 'Hey, I see you guys doing some restoration. What group are you guys with?'" Lucas responded by sharing Therapeutic Recreation programs to the interested strollers. "It's a two-way street. Kids get to engage in activities and the public brings awareness to programs."

Lucas brought attention to the fine and gross motor skills being practiced during the gardening project, noting that the development of their abilities could range from hand-eye coordination to walking up stairs and long distances. At the top of Strawberry Hill, Huey and a team of youth campers pulled overgrown grasses and loaded them onto a pickup truck.

"They're gripping their fingers around the weeds, using their arms to pull it, learning how to balance, and practicing their focus," the recreation specialist added. "It's also letting them know that we are capable of building their self-esteem and independence."

Each volunteer collaborated to steadily clear out the dense weeds in the area and returned for more. It didn't take long for the truck to overflow and smiles to blossom on the faces of the group as they dusted off their hands in accomplishment.

Jonathan Lee, an assistant manager of Therapeutic Recreation, agreed with Huey's insight. He finds the campers' independence radiating through interactions with local business workers in the park or at cafés.

"Our focus is showing different opportunities that they have and are interested in," Lee said. "Volunteering has also allowed participants to see some of the roles within the department."

This interest in future careers has already taken shape. Wiping the sweat off his brow while earnestly tending to his work on the weeds, a participant expressed to Huey that he was becoming interested in working as a gardener one

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Zoning

Continued from page 1

During her presentation at the open house, Lisa Chen, the department's project manager for expanding housing choice, explained that the trend toward current building height limits culminated in 1978, when many neighborhoods were downzoned to allow only single-family homes and lower-density buildings.

Since 2005, Chen explained, only 10% of all new housing has been built on the west side, North Beach and Marina areas, while the bulk of new housing has been constructed in the eastern half of the City.

Chen also said in San Francisco median home prices have doubled over the past 10 years and tripled over the last 20 years.

Concerning rent prices, she said rents are rising faster than people's incomes. As an example, she noted that in the Outer Sunset, 40% of renters pay more than a third of their income for rent.

"They could be one emergency away from being housing insecure due to a health crisis, losing a job, needing to take care of a family member or other reasons," Chen said.

The department's acting director of citywide planning, Joshua Switzky, said that because most construction has been on the east side, the western half of the City has seen relatively little new housing.

"And so, the focus here is on those neighborhoods, particularly the western and northern halves of the City where the City hasn't grown a lot in recent years," Switzky said. "We're doing our best to maintain the culture of what people love about their neighborhoods and the kind of institutions and businesses that really make neighborhoods special, also the kind of physical qualities that people like about their neighborhoods."

He summed up the difference between the two concepts.

"The nuanced tradeoffs are between slightly higher buildings on the corridors and one with slightly lower ones but with additional allowance for more density off the corridors," he said. "Organically, incrementally, over time people would have the opportunity to add more units to their properties."

Proposed changes to zoning laws on the west side of San Francisco were presented at an open house in the SF County Fair Building on July 11. ***Photo by Thomas K. Pendergast.***

District 7 resident Lori Liederman, however, does not seem very impressed by nuanced tradeoffs, calling the option focusing on constructing higher buildings along main corridors a "recipe for displacement."

"That kind of construction is absolutely going to require demolition not only of a single house at a time but of a significant number of structures and what that means is displacement. You can't demolish without displacement," Liederman said. "Because they're targeting Geary Boulevard, Divisadero, these are boulevards full of neighborhood, commercial serving businesses that are serving the neighborhoods and those businesses are going to go out if their buildings get sold.

"The people who work in those businesses will lose jobs; the people who own those businesses will lose their livelihoods," she said. "The impacts are going to be enormous, and a lot of those properties also have rent-controlled houses or rent-controlled units above commercial."

Liederman used what happened in the Mission District and SOMA as an example of what might befall the west side.

"We already saw what happened in the Mission and what happened in SOMA when they changed the zoning, and they built all these big buildings and thousands of people got displaced. And now they're looking at other working-class areas to do the same kind of damage," she said.

"I saw that Fulton was targeted. I think that's just chock full of rent-controlled buildings, as well as some pretty fancy homes in the early-numbered blocks, but that's a tremendous impact on hundreds, if not thousands, of tenants on the line."

George Wooding of the Coalition for San Francisco Neighborhoods, however, favors limiting the zoning changes to the big streets and Neighborhood Commercial Districts (NCD).

"Those narrow areas can be built five or six stories up, as opposed to spreading out three blocks in either direction and bringing up a whole big section," Wooding said. "The commercial corridors are designed to have stores, retail and residential. They can be mixed use and under that situation I have no problem with that.

"Spreading out three blocks past the NCD corridors, I have a huge problem with."

While Richmond resident Bobak Esfandiari favors rezoning in general, he leans more in favor of spreading things out with higher density limits in the residential areas.

"I'm more of a fan of the other concept; the one that has slightly lower height limits but spreads everything out with a little more density decontrolled in the avenues and Cabrillo and these other side streets," Esfandiari said. "I definitely think that if you put all the pressure on a street like Geary, you're obviously going to have more turnover and more focus on rebuilding those areas more quickly, which might in turn lead to businesses having to leave sooner than we want them to and not having a suitable replacement venue or space to rent.

"Whereas if we flatten a little more out and spread it out a little more, yeah everyone has to deal with a little bit of change but it's not as aggressive, right?"

Esfandiari mentioned the massive tower proposed for the Sloat Garden Center site to illustrate his point.

"I think the better way to think about it is to use that tower that's being proposed in the Sunset (2700 Sloat Blvd.) as an analogy," he explained. "We could either do five or six of those and drive everyone insane or we could do 20 eight-story ones and it's equivalently the same, but it spreads it out a little bit more, it's a little less frustration for people who live nearby when they undergo that construction period."

Yet the department's Director Richard Hillis leans toward the plan for taller buildings along the main traffic corridors.

"People will want to live on Geary; similar to the zoning we have on other commercial corridors, on Valencia, on Market," Hillis said. "That's where there are opportunities. There tends to be less displacement of existing residents. We tend not to be (demolishing) existing homes on commercial corridors.

"The lots tend to be bigger. We can get more housing. It's adjacent to transit, generally. It supports traditional retail. There are a myriad of reasons why it works better."

Pacific Cafe

Continued from page 1

seafood for reasonable prices. Fifty years ago, most entrees went for the now-shocking price of three dollars. Now, customers can enjoy a generous portion of seafood and sides for around $30 a plate.

"We've always served a full-course dinner," Gundry said. "Each entree comes with a first course of soup or salad and a main course of seafood with clam chowder, rice pilaf, hand-cut french fries and our famous tartar sauce."

The dishes themselves have also stayed the same for more than 40 years. Renowned dishes such as the Pacific Clam Chowder and the Dungeness Crab Cakes have kept the same recipe for decades.

Another tradition is the restaurant's complimentary wine while you wait. The practice began after only five weeks of operating: Hawker offered a glass of wine to a couple in hopes they would wait for an open table. The gesture eventually inspired the Pacific Cafe motto, "Rain or shine if you stand in line, you get a glass of free wine."

As for its deep-rooted contributions to the community, Gundry said the Pacific Cafe has served the City throughout multiple generations. He also noted that, with only 16 tables and a modest staff, the Pacific Cafe has served well over two million dishes to customers from local and broader communities.

"We have regular customers from Pacifica, Oakland and all over the Bay Area," Gundry said.

Moreover, the restaurant has supported and partnered with many local vendors. For the past 25 years, most of the seafood has been bought fresh from locally owned companies in Half Moon Bay. Longtime contributors to the menu also include Mitchell's Ice Cream and Boudin Bakery.

According to Gundry, the restaurant represents San Francisco in every dish. Customers can enjoy a variety of seafood dishes made with local ingredients, including the Pacific halibut Parmesan and the spicy grilled snapper.

Gundry's personal favorite is the fried sand dabs; he said the dish packs a "sweet and delicate flavor." Other favorite dishes include the petrale sole fish stuffed with crab and smothered in lobster sauce, as well as the flame-grilled salmon filet.

"I can't just pick one best dish!" Gundry said. "I have so many favorites."

The staff has also been planning ahead for the Pacific Cafe's 50th birthday next summer. Festivities might include a week of celebration and a birthday "wheel of fortune," where winning tables can get their dinner at 1974 prices.

"Our eyes have always been set on making it to 50 years – it's going to be a major benchmark for us," Gundry said. "But the past 49 years have also been very rewarding. It's a very good business."

Pacific Cafe is located at 7000 Geary Blvd. at 34th Avenue. To learn more about the Pacific Cafe, visit its website at pacificcafesf.com.

To learn more about legacy businesses, go to sf.gov/legacy-business-program.

VOLUNTEER TODAY!
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The San Francisco Long-Term Care Ombudsman Program
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You can also **email us** or learn more **online:**
ombudsman@felton.org | felton.org/ombudsman

Ombudsman LONG - TERM CARE SAN FRANCISCO
Felton institute

KNOWLEDGE IS POWER!
Good luck to students going back to school.

ANNOUNCEMENTS

THE CHILDREN'S BOOK PROJECT

The Children's Book Project is a San Francisco-based nonprofit that provides free books for children and youth living in economically vulnerable communities to help improve literacy and close the achievement gap. You can help create equitable access to books by donating new or gently used books that your children have outgrown. If you have good condition books to donate, our Book Bank is open by appointment at 2166 Palou St., or find a local book drop at childrensbookproject.org.

COMMENTARIES AND LETTERS

From the editor: All commentaries we publish are the opinions of the writers and should not be considered our editorial stances on issues. We strive to remain neutral and offer a balance of viewpoints. We invite readers who wish to express their opinions to send a letter to the editor to Editor@RichmondSunsetNews.com. Word limit for the newspaper is 350, for the website, 500. RichmondSunsetNews.com.

COOKING TOGETHER WITH SHANTA NIMBARK SACHAROFF

Shanta Nimbark Sacharoff, author of several cookbooks and a local history book on food co-ops, will present a discussion and cooking demonstration on two dates: 1. Western Addition Branch library, 1555 Scott St., Aug. 10, 5-6:30 p.m., and 2. Park Branch library, 1833 Page St., Aug. 19, 2-3:30 p.m. Shanta will discuss the challenges that small organic farmers face for organic certification. She will then demonstrate how to make refrigerator pickles using chemical-free cucumbers purchased from local farmers' markets. Attendees can sample pickles and chai during Q&A sessions. Registration is recommended to attend this free event.

DAHLIA SHOW

The Dahlia Society of California hosts its annual Dahlia Show, Saturday and Sunday, Aug. 19 and 20, Hall of Flowers, Golden Gate Park at Ninth Avenue and Lincoln Way. Saturday 10 a.m.-5 p.m., Sunday, 10 a.m.-4 p.m. Free admission. For more information, call 415-994-2448. or go to sfdahlias.org.

DRAMA WITH FRIENDS

Drama With Friends is a free ZOOM THEATRE. Want to act? Join a troupe of older actors looking to expand our acting pool. We present short plays by local playwrights every third Monday night of the month followed by a Q&A with the playwright. Prospective actors need to set aside time for two or three one-hour rehearsals a month. Want to join the audience? You're welcome too. Check out the Community Living Campaign for further information (sfcommunityliving.org/event/dwf) or write judygoddess@gmail.com.

FELTON TECH SQUAD

Felton's Tech Squad is providing free basic tech support for older adults and people with disabilities in the Richmond District. Ask questions regarding how to navigate your smartphone, tablet or laptop. Learn basic skills on your smartphone and tablet.

- Friday, Aug. 4, 2:30-3 p.m. at the Richmond Library (351 Ninth Ave.). Drop-in for a one-on-one session in English, Russian, Cantonese or Mandarin.
- Smartphone and Tablet Training Class in English at the Richmond Library on Fridays, Aug. 4,11 and 18, 1:30-3 p.m. For more information, call 415-474-1558 or email techsquad@felton.org.

FLOWER PIANO

Flower Piano will again transform the San Francisco Botanical Garden in Golden gate Park into the City's own alfresco concert hall in September where everyone is invited to play and listen. Participants are invited to explore the Botanical Garden's global living plant collections as they seek out the 12 pianos spread out across the 55-acre living museum. At each of the pianos, there will be scheduled professional and community partner performances as well as ample open play time for anyone to sit down and play – reflecting a range of genres, ages and cultures. Spontaneous community music-making around the pianos during unscheduled times are often cited as favorite moments among Flower Piano attendees. Complete program and ticket links can be found at sfbg.org/flowerpiano.

FREE ADAPTIVE BIKE PROGRAM

Serving people with disabilities in SF parks, the free Adaptive Bike Program is presented by a partnership between SF Rec. and Park, Bay Area Outreach and Recreation Program (BORP) and SF Municipal Transportation Agency. Ride an adaptive bike in two lovely locations either in Golden Gate Park (every first and third Saturday) or on The Great Highway (every second and fourth Saturday). Reservations are required (limited availability on some bikes). To reserve a bike, contact BORP Cycling Center at 510-848-2930 or e-mail at cycling@borp.org by 5 p.m. on the Thursday before the event.

FREE EVENTS AT THE SF PUBLIC LIBRARY, RICHMOND BRANCH
351 NINTH AVE., 415-355-5600

CHILDREN/FAMILY PROGRAMS:

"Storytime." Tuesdays and Wednesdays, 11-11:30 a.m.

"Performance: Fur, Scales and Tails Animal Show." Learn about wildlife, see some critters close-up and pet some of your favorite animal stars with Tracy Hill's animal show. For children and their families. Wednesday, Aug. 2, 1-2 p.m.

"Activity: Playdough" Put on your scientist hat and mix different household ingredients to make playdough. For ages 7 and older. Space is limited. Tuesday, Aug. 15, 1:30-2:30 p.m.

TEEN PROGRAM:

"Bright Knights Chess tournament." Bright Knights Chess Club will host a free chess tournament for youth who just learned to play chess and for youth who want to progress to the next level. The tournament is limited to participants with U.S. Chess Federation rating less than 800. Four levels of competitions:

A) Beginner: New to chess. Just learned to move.

B) Novice: Knows how to move and understands basic chess strategy.

C) U.S. Chess Federation rated under 700: Requires USCF membership to play. Games are reported to the U.S. Chess Federation for national ranking. Membership can be registered or renew at uschess.org

D) U.S. Chess Federation open rated 700: Requires USCF membership to play. Games are reported to the U.S. Chess Federation for national ranking. Membership can be registered or renew at uschess.org. This section is for players rated 700 or higher in either quick or regular rating. Saturday Aug. 26. 11 a.m.-5:30 p.m.

ADULT PROGRAMS:

"Breath meditation with Don Narin." Guided meditation for calming and stress release. Every Thursday, 11-11:30 a.m.

"Gentle Yoga with Don Narin." Yoga anyone can do. Bring your own mat or use a library chair. Every Thursday, 11:45 a.m.-12:30 p.m.

"Tutorial: Drop-In Tech Support for Older Adults with the Felton Institute Tech Squad." Get one-on-one help with your phone or tablet, searching the Internet, setting up an email account and other basic computer tasks. Cantonese-speaking Tech Squad members are available to assist. Friday, Aug. 2 and 11, 1:30–3:30 p.m.

"Author Chang C. Chen." Meet author Chang C. Chen, who will discuss her new book. Introducing the great woman behind Lee Ang–Lin Huijia's oral history. Sunday, Aug. 6, 2–4 p.m.

"Read Together, Silent Book Club." Bring any book (fiction or nonfiction) for a period of silent reading followed by a discussion when you share what you are reading with others. The club meets every other Wednesday. Aug. 9 and 23, 3-5 p.m.

"Activity: Mahjong." Learn how to play mahjong, mahjong culture and make new friends. Space limited. Reservations required: 415-355-5600. Saturday, Aug. 12, 11 a.m.-2 p.m.

"Chinese book talk." Panpan Gao holds two PhDs, one in molecular biology and another in law. Her debut book, "Feast of the Future," which redefines the essence of food and dining, was released in January and has achieved remarkable success. During the book talk, the author will personally present and share her innovative cuisine, taking the readers on a captivating journey through the realm of contemporary culinary art. Panpan (Pamela) resides in San Jose. The program is in partnership with 1 Plus Books. Sunday, Aug. 13, 2–4 p.m.

"Medical Services for Newly Arrived Humanitarian Parolees from Ukraine." Learn about the benefits and services available in San Francisco, San Mateo and Marin counties to the Ukrainian parolees from the SF Department of Public Health representative. Saturday, Aug. 19, 11 a.m.-12:30 p.m.

"Author talk: Henry Michalski, Torn Lilacs." Local author, Henry Michalski charts the journey his parents endured during the dark days of World War II, a horrific tale of defiance and hope wrapped in a love story – a story the world must know. Torn Lilacs begins in a small polish village but soon takes the reader to Ukraine, Siberia and Kazakhstan, areas little written about. Torn Lilacs is the story of two ordinary people fighting and struggling to stay alive, hunted like animals because of their birth into the Jewish faith. But it's a hopeful and uplifting story of courage, faith and above all, love. Torn Lilacs won the independent press award, the international book award, the Eric Hoffer Award and the San Francisco Book Festival Award. Thursday. Aug. 24, 3-4:30 p.m.

HAPPY BIRTHDAY

Happy August birthday to Emily Bartoli, Anthony Byrne, Tracy Caldwell, Wyatt Chow, Matt Craig, Dennis Cresci, Mauna Dasari, Ron Davis, Julia Elkin, Jonathan Farrell, Noma Faingold, Teresa Hansell, Brian Hom, Esther Lue, Jeffrey Lue, Lisa Lue, Odette Lue, Philip Lue, Shweta Maurya, Montana McMorrow, Rowen Meck, Lori Melero, Jordan Singh, Jon Sugar, Sky Tafoya, Farley "How do you eat with those hands?" Tolpen, Chris Traina, Florence Wong and Jennifer Wong. *To add a name to the monthly birthday list, email Editor@RichmondSunsetNews.com. Free.*

INTERNS WELCOME

The Richmond Review and Sunset Beacon newspapers offer unpaid summer internships to students looking for journalism experience and instruction. For more information, call 415-706-6428 or email Editor@RichmondSunsetNews.com.

MEET THE EDITOR OF THE RICHMOND REVIEW

Meet the editor of the Richmond Review: You are invited to meet with Michael Durand, editor and publisher of the Richmond Review and Sunset Beacon newspapers and the RichmondSunsetNews.com website. Bring your story ideas, feedback, suggestions, questions, announcement items and advertising inquiries. We are also welcoming new writers and photographers interested in contributing stories and photos. One Richmond storefront, 802 Clement St., every second Wednesday of the month, 1-2:30 p.m. For more information, call 415-706-6428 or email Editor@RichmondSunsetNews.com. Scheduled appointments not necessary but appreciated.

ONLINE-ONLY CONTENT

Visit our website, to find features that you can't find in the newspaper. Look for "cooking Together," by Shanta Nimbark Sacharoff, "Overtures and Undertows," a column by Noma Faingold, a talented writer and longtime contributor to the Richmond Review and Sunset Beacon newspapers. Business features, "Business Profile" by John Oppenheimer and "A Shot of Salvation" by Deno Gellepes, were recently uploaded. And take a look at the new "Photos of the Month" gallery. RichmondSunsetNews.com.

PAR - OUTSIDE LANDS CONCERT SERIES TOWN HALL MEETING

A proposal to add an additional weekend to the Outside Lands concert series starting in 2024 is now pending before the SF Board of Supervisors. The issue will be on the Board's Sept. 6, calendar. District 1 Supervisor Connie Chan asked SF Recreation and Park Department officials and the concert promoters, Another Planet Entertainment, to conduct outreach in the communities most affected by the concerts. In response, the Planning Association for the Richmond (PAR) will hold a town hall meeting where neighbors can learn more about the proposal,

Continued on page 11

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ANNOUNCEMENTS

Continued from page 10

and share their concerns, observations and ideas. This is an opportunity to weigh in before a decision is made about the proposal. PAR has requested that the concert promoters and Rec. and Park officials join us at the town hall prepared to share detailed information about the proposed second weekend, including maps and specifics about the terms of the permit. Issues to discuss include street closures, hours of the concerts, specifics of parking restrictions, after-event transportation for attendees, adequacy of police services post event in residential areas, adequacy of current methods intended to mitigate concert impacts on surrounding neighborhoods, traffic congestion, trash and noise. Golden Gate Park Senior Center, 6101 Fulton St. (at 37th Avenue), Aug. 9, 6:30 p.m.

'PHOTOS OF THE MONTH' GALLERY ONLINE

Photographers are invited to submit three of their best photos for consideration to be published in the "Photos of the Month" gallery on RichmondSunsetNews.com. The website averages 20,000 views per month. Please submit photos as jpegs, 150 dpi, six inches wide. If you don't know how to size your photos, we can help. While there is no compensation for the submissions, we are planning on awarding a gift to the best photo of the month in the near future. Please submit on the 15th of each month. For more information, email Editor@RichmondSunsetNews.com or call 415-706-6428.

REFUSE REFUSE CLEANUPS

Thursday, Aug. 3, 10:30 a.m.–noon, SF Village Cleanup, mobilize.us/togethersf/event/413075/.
Thursday, Aug. 3, 3:30–4:30 p.m.,One Richmond Cleanup, mobilize.us/togethersf/event/528372/.
Friday, Aug. 4, 8–9 a.m.,Morning Coffee Cleanup, mobilize.us/togethersf/event/513212/.
Friday, Aug. 4, 3:30–5 p.m., Outer Richmond Cleanup, mobilize.us/togethersf/event/450069/.
Saturday, Aug. 5, 10–11:30 a.m., KEEP Ocean Beach Clean, mobilize.us/togethersf/event/399341/.
Tuesday, Aug. 8, 3:30–4:30 p.m., Richmond Library Cleanup, mobilize.us/togethersf/event/553131/.
Saturday, Aug. 12, 10–11:30 a.m., KEEP Ocean Beach Clean, mobilize.us/togethersf/event/399341/.
Saturday, Aug. 19, 10–11:30 a.m., KEEP Ocean Beach Clean, mobilize.us/togethersf/event/399341/.
Sunday, Aug. 20, 11 a.m.–1 p.m., Baker Beach Cleanup, mobilize.us/togethersf/event/560617/.
Sat, Aug. 26, 10 a.m.–noon, KEEP Ocean Beach Clean, mobilize.us/togethersf/event/399341/

'SAN FRANCISCO COWBOY' MOVIE RED CARPET PREMIERE

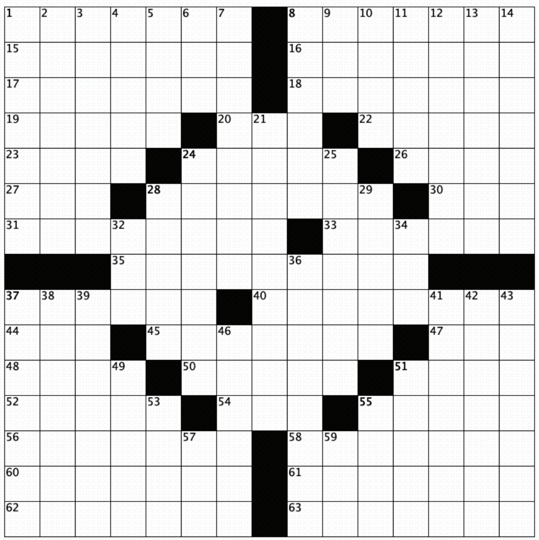
Join us for the highly anticipated "San Francisco Cowboy" Movie Red Carpet Premiere on Saturday, Aug. 26 at 5 p.m. at the Balboa Theatre, 3630 Balboa St. Get ready to experience an unforgettable evening filled with glitz, glamour and the magic of the silver screen. "San Francisco Cowboy" is a film about a small-town cowboy who goes to San Francisco in search of his mother whom he has never seen before. He becomes friends with a rideshare driver who takes him to a downtown bar on Polk street and promises to show him the real San Francisco. The film won the Special Jury award at the Indo French Film Festival. Tickets can be purchased by emailing the local movie director at hassanzee@gmail.com or eventbrite.com/e/san-francisco-cowboy-movie-red-carpet-premiere-tickets-678579859627?aff=oddtdtcreator.

SENIOR NEEDS A HOME

Senior lady, quiet, with references, needs a place to live at a private residence in the west area of San Francisco. Having arthiritis, she avoids flights of steps and hills. Uses public transportation. Call 415-561-9275 if you or someone you know can provide her a home.

August Themeless Puzzle

Jess Goldstein



© July 18th, 2023

ACROSS
1. Titan who ruled the seas, in Greek myth
8. Money for a taxi
15. Seedless raisin
16. Unicellular organisms
17. Nocturnal and nonvenomous South American snake
18. Visuals withour shade or hue
19. Director and actor Harold
20. Tach. reading
22. Pliny the ___
23. "SVU" star
24. Finished a bathroom
26. Video game giant
27. Fire
28. Mosque tower
30. H.S. proficiency test
31. Trendy drizzled pizza topping
33. "Severance" author
35. Recharging break, for some
37. Aircraft shed
40. Italian dumplings
44. Ore–___ (tater tot brand)
45. Cancelled
47. 1–down relative
48. Baseball scores
50. Less risky
51. Enlivens, with "up"
52. Choose for office
54. Person walking, for short
55. Actress Maples
56. "Persepolis" graphic novelist Marjane
58. Speech
60. Footrest
61. Cowboy film
62. Requiring
63. "Forget about it!"

DOWN
1. 47–across relative
2. Liqueur named for a caribbean island
3. Boxy Honda
4. Did a faceplant
5. Captures
6. Card game with Skip cards
7. Architect Eero
8. Less choppy, as the ocean
9. Friend, in France
10. Femur or ulna
11. Uses one of the senses
12. "He's such ___"
13. Uncommon treasure
14. '70s–'80s Actor Erik
21. First in a game
24. Mined materials
25. Come through
28. One of 12 biters
29. Shy
32. Witch
34. Modern prefix
36. Dismantle, as a tent
37. Puts to work
38. Praise excessively
39. Hannah Gadsby Netflix special
41. More guarded
42. Urge
43. Weezer single with the lyric "you're all that I need in the world"
46. Using a Juul
49. Atlantic fish
51. Labelle or LuPone
53. ___ Taylor, "Friday Night Lights" character
55. The "m" of F = m x a
57. Criticize sharply
59. Old Olds

STAMP COLLECTOR AND STAMP COLLECTIONS

Stamp collector is buying stamps and stamp collections. I am buying "older stamps" from the 1800s to 1930. American Philatelic Society member since 1986. Pictures are appreciated. Call or text message 415-533-0761.

WOOD GOODS AND HOT SAUCE

Wood Goods and Hot Sauce is a unique shop at 1821 Balboa St. We are half art gallery – showcasing local artists – and half gift shop. We have an ever evolving hot sauce collection of more than 60 different and hard-to-find hot sauces, and a curated variety of gifts ranging from baby clothes to one-of-a-kind antiques. We are constantly ordering new items and finding those diamonds-in-the-rough vintage scores, and bringing them into the shop for the lucky person who chooses to take them home. We offer free tastings of all of the hot sauces that we carry, so there is no doubt that you will leave happy with your purchase. Our hours are the occasional Friday with varying hours, and every Saturday and Sunday, 11 a.m.-5 p.m. Special appointments can be made by calling or texting 415-497-5005. To learn more, go to woodgoodsandhotsauce.com.

WRITING AND EDITING SERVICE

I am a California licensed attorney who is able to help with many of your writing, editing, and proofreading needs. I can assist with reports, proposals, professional applications, books, resumes and cover letters. I have 25 years of government experience and a 12-year human resources and recruiting background. Recently, I edited a manuscript for one author and provide ongoing editorial support to another. I welcome large and small projects. Please do not hesitate to contact me with questions, concerns or feedback. Email: writerseditors17@gmail.com or call/text 415-407-7328. I look forward to working with you.

Announcements: $1 per word, 20 word minimum. Share birthdays, weddings, anniversaries, births, obituaries, graduations, sports highlights, business accomplishments, retirements, college admissions, etc.

FREE: Add a name to the monthly birthday list or submit free community events at no charge.

We support small businesses: Free announcements for small businesses celebrating an anniversary or other significant milestone or event. Send announcement to Editor@RichmondSunsetNews.com.

Announcements will run in the Richmond Review and Sunset Beacon newspapers (36,200 copies) and on RichmondSunsetNews.com (20,000+ views per month). Ads must be pre-paid. Deadline: 20th of the month. Mail check to: P.O. Box 16035, S.F., CA 94116. Call 415-706-6428 or email editor@RichmondSunsetNews.com for more details.

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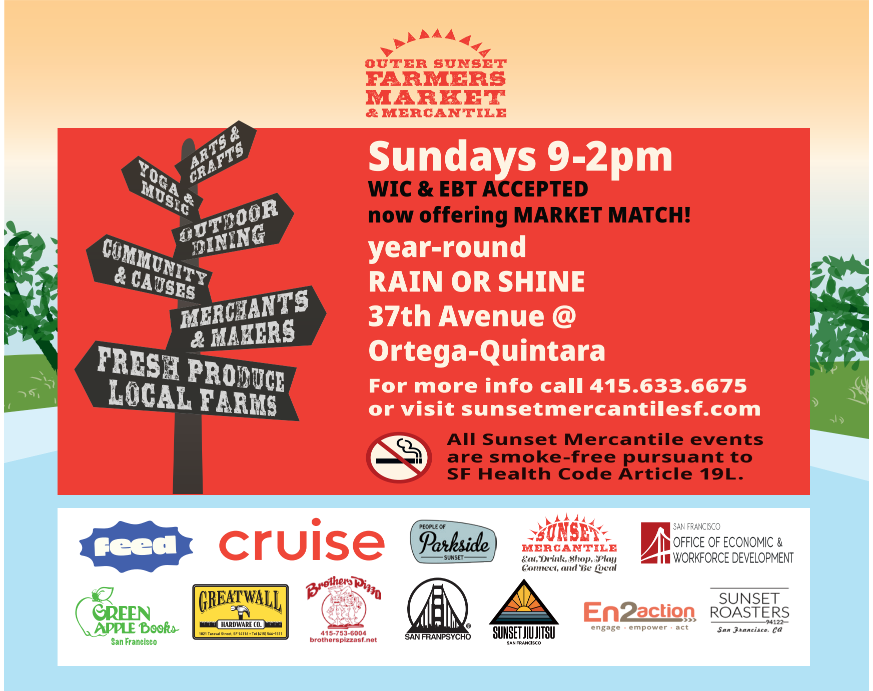

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Richmond's Native Son Woody LaBounty Lives and Breathes History

By Erin Bank

Historian Woody LaBounty was born in the Richmond District and has spent most of his life on San Francisco's west side. LaBounty and a friend started the Western Neighborhoods Project (WNP). After he retired from his position as WNP's executive director, he moved over to San Francisco Heritage where he was recently named the new president and CEO. ***Courtesy photo.***

Stephen "Woody" LaBounty is used to preserving the history of San Francisco, not being part of it. But he has built a legacy through his work and his own story is also one worth entering into the annals of San Francisco history, perhaps along with the brimmed hat he never seems to be without.

You would be hard-pressed to find someone as passionate about the Richmond District as LaBounty is. He started his life in the Richmond, dedicated his life to preserving its history, and still calls it home.

"I'll die here," he said.

LaBounty grew up on 11th Avenue near Lake Street, the oldest of three boys in a middle-class family. His father was a karate teacher and then a deputy in the San Francisco Police Department. His mother worked at a Donut World on 18th Avenue and Geary Boulevard. In fact, his family can trace its San Francisco roots back several generations, since his great-great-great-grandfather sailed into town in 1850.

As a child, LaBounty attended Star of the Sea Catholic school, and spent his free time roaming the neighborhood with the 30 other kids who lived nearby, playing in the street against the backdrop of the Zodiac Killer and Patty Hearst, reigning over the rope swing in Mountain Lake Park. His troupe of friends would also have free rein to take the bus – CalTrans and Muni – to go bowling or to the movies.

Looking back, he can see it was the end of an era, growing up in the 1970s. This childhood gave LaBounty a love of San Francisco, and he grew up being able to relate to many types of people, from the nuns at his school to Jewish Russian immigrants and Japanese restaurant owners. This perspective of focusing on the common thread of being human against the backdrop of San Francisco would shape his life in ways he could not predict.

LaBounty struggled in school, and as a young adult moved to Florida to attend a clown college. From there, he traveled extensively for about a decade, always appreciating where he was but feeling a special tug back to his home city.

"I was grateful for a change and learned how much I felt grounded in SF," he said.

Once he came back, he was determined not to leave San Francisco (even to Marin to be closer to his parents, who had since moved) because he was afraid he would never come back. He lived in Noe Valley for a while, and then bounced around the Outer Richmond before settling near Sixth Avenue and California Street. He loves the landscape and weather and the fact that he runs into someone he knows almost every time he leaves his house.

"I have more in common with people here, even new people," he said. "You ask someone what high school they went to, you can see how they grew up, and then you can move on to talking about other things," he said.

This love of San Francisco easily transferred into his interest in its history. He would visit the history center at the main public library, and he learned there wasn't anything dedicated to the history of the Richmond.

"It was all earthquakes and gold and hippies and beatniks," he said. "But there are so many other stories."

He should know. He grew up with many of them. He didn't approach history as a trained academician, with a thesis to move scholarship forward, but as someone who wanted to tell the stories of local people, businesses and buildings. He had to teach himself how to do research, but his strong suit was connecting with people, especially relating to eccentric people and using their expertise (he's quite close, for instance, with an expert in the fonts used on San Francisco city street signs).

He started the Western Neighborhoods Project (WNP) with a friend as a hunch that there was a need to focus on the history of the Richmond (and the Sunset, by extension), as a lot of the untold history overlapped. This local history organization was able to save cottages built in Golden Gate Park to house those displaced by the 1906 earthquake. It led an oral history project where underserved youth interviewed, and were interviewed by, older adults in the neighborhood. Over time, WNP digitally archived more than 50,000 historical images and made them available online. Other technology extended its reach even further, from the website to a podcast and message boards that are still ongoing.

"I don't think I would be doing things differently if I had a formal history training," LaBounty said. "I can affect change through telling stories."

He explained that when districts are seen to have a unified identity (e.g., North Beach, Mission), it is easier for them to directly affect policy and city decision-makers. People also have pride in a place through these stories.

"They can say, hey, actually my neighborhood is pretty interesting," he said. It grounds them and connects them in a sense of place and strengthens community.

LaBounty retired from his role as WNP's executive director in 2018, but his passion for local history didn't stop. Instead, he expanded his focus to the entire city, by becoming president and CEO of San Francisco Heritage, an organization dedicated to preserving and enhancing San Francisco's unique architectural and cultural identity. He also keep busy by sending out his own weekly newsletters (sanfranciscostory.com).

"I want to keep what is special to San Francisco vital and relevant," he said.

Part of what makes it special is the fact that it's always changing.

"There's no 'always has been.' All the new stuff will be someone else's old stuff," he said.

Especially in San Francisco, where what is today a mall might have been a housing development that was built above businesses that were built on an empty sand dune.

Although LaBounty is quick to say history doesn't always teach lessons, he also believes that history reveals that things are not new. He sees the similarities and differences of the 1906 earthquake cottages he helped save, to

Continued on page 13

Service

Continued from page 8

day.

While the staff of Therapeutic Recreation engaged the campers in learning about the possibilities for their future, the youth taught lessons of their own to the recreation leaders. For Lee, an awe of discovering the abilities of those in the program grew in him as he supported each one in his managing role.

"In this role of working with people with disabilities, I'm learning constantly every day, Huey said. "It's just so heartwarming to see them overcome certain challenges through our programs."

Huey carries a hope to reach a larger scope of career opportunities for the young adults of the program as she connects with businesses and resources in the City.

"I just want to give them a chance and let them know that they can follow their dreams, whatever it may be," she said.

To learn more about SF Rec. and Park's Therapeutic Recreation and Inclusion Services program, visit sfrecpark.org/1249/Therapeutic-Recreation. For additional information, call 415-831-6841 / 415-242-5700(VP) or email rpdtr@sfgov.org.

Young adults with disabilities learn motor skills, develop interpersonal relationships and see the benefits of teamwork while engaging in community service at Strawberry Hill in Golden Gate Park. ***Photo by Kate Quoch.***

Commentary

Brian Quan

Envisioning a Better Neighborhood

Earlier this summer I was invited to a volunteer opportunity at the Richmond Senior Center for its summer One Hard Thing. While the One Hard Thing has been covered previously on the Richmond Review's website (RichmondSunsetNews.com), as a civic-minded individual I thought it would be good to mix it up from the neighborhood clean-ups and fundraisers to see how one can assist in the community directly.

After a brief orientation that morning, I was paired with a young lady who came all the way from the Bayview by bus to help a senior gentleman with some weeding. The experience triggered a bit of nostalgia for when I used to do similar gardening chores for my grandmother at her place on Anza Street.

What ultimately stuck with me was chatting with a neighbor and hearing about his story of coming to San Francisco and settling down with his children – now thriving – and the grandkids he gets to help. Unfortunately, this was counterpointed just weeks later when I was asked to help a high school friend clean out her parents' place that she grew up in. She had to move them to her current place in Denver.

Taking care of one's parents as they age has been a concern of mine for a while, and seeing these contrasting outcomes highlighted how many of my peers are becoming part of a "sandwich generation," which refers to people who support both their parents and their children, whether financially, physically or emotionally.

This led me to revisit a chat I had with a family friend, Jenny Yu, who works at New York Life, about the challenges of long-term care and aging in place. Hearing from her about her own experiences – and those she has helped – gave me a better understanding of the different options available.

While care facilities might seem like an obvious option, I learned there exists a growing industry to help seniors age in place in their own homes. This can be seen most clearly in places on the west side where chair escalators have been installed on stairways for those no longer able to walk up stairs. Fortunately, there are great resources for seniors the west side, like the Richmond Senior Center's Golden Gate Village, Self Help for the Elderly, and the Institute on Aging, but the City remains an expensive place for these kinds of senior care. Thinking ahead to this phase of life is one we should be planning for earlier if we don't want to feel anxious about when the time is upon us.

As for aging in place, I've heard from some of my friends who grew up in the City but have built lives elsewhere how their parents wish they could return to the City. Many of the homes on the west side of the City were built for raising families decades ago, but these aging homes are not quite designed for multiple generations to occupy the space.

For many of the single-family homes with seniors, additional dwelling units (ADUs) were once seen as a solution to either bring in home health care aides or help families move back to help provide care. To support multi-generational households, we need to see homes rebuilt to better accommodate infrastructure for seniors and children. Unfortunately, too much of the Planning Code and our current community process puts too much red tape in the way of permitting even minor changes to occur to the neighborhood.

As anyone who has tried to update their street-facing windows or rear decks, we have a system that even small changes can be held up for months if not longer, let alone more extensive renovations. I fear, like my friend who moved her parents closer to her so she could better assist with their medical appointments, that many of my friends' parents who came here as immigrants are more likely to avoid these time-intensive delays and move back to countries with more affordable senior facilities that already exist.

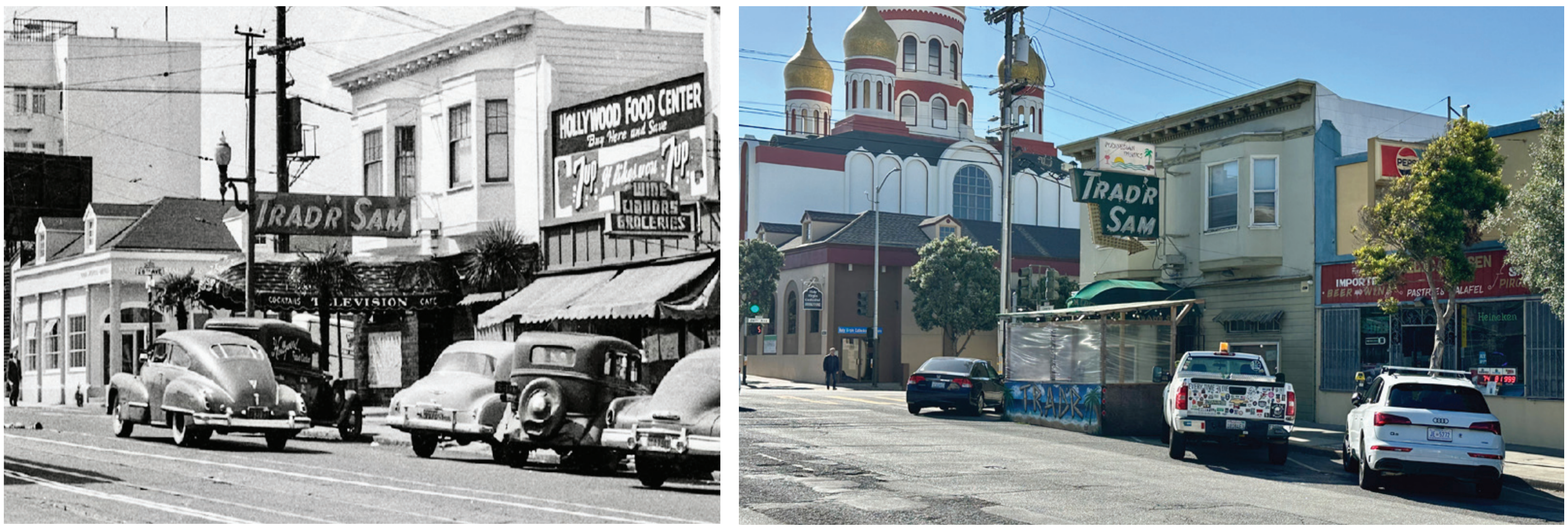
While we are starting to see affordable housing go up at 2550 Irving St. and 4200 Geary Blvd., we still need to foster redevelopment of single-family homes into multi-generational homes if we don't want to see some of our senior population displaced. Just seeing the delays that have befallen even relatively small developments, like 1151 Washington St., that followed all the stated rules, it's clear that some amount of streamlining and clarity of process is needed from the City.

Giving people greater flexibility to stay in their homes isn't something that can happen overnight but requires fixing policies that currently make it difficult to enact even small changes. Supporting Supervisor Myrna Melgar's or Supervisor Joel Engardio's efforts towards streamlining will put us in a better position to allow these changes from being delayed instead of pushing for a status quo mentality.

Just like many of us have (I hope) prepared for the next "big one," preparing for the inevitability of change will make a stronger City.

Brian Quan is a Richmond District native, co-leader of Grow the Richmond, president of the Chinese American Democratic Club, member of the Park Presidio-Sunset Lions Club and participant in monthly Refuse Refuse S.F. street clean-ups.

'Then and Now': Trad'r Sam



Left: This photo of Trad'r Sam, the Outer Richmond District Polynesian-themed bar on Geary Boulevard at 26th Avenue, was taken circa 1950. The bar was opened in 1937 by Sam Baylon. SF Heritage called it the "longest continuously running tiki bar in the world." "Television" listed on the awning was a fairly new technology and apparently a draw for customers. Television was still in black-and-white back then. *Photo courtesy of a private collector/Western Neighborhoods Project/OpenSFHistory.* Right: The Holy Virgin Cathedral in the background was completed in 1965, about 15 years after the photo on the left was taken. The small parklet out front will inform future historians that the photo was taken sometime in the 2020s, after the COVID-19 pandemic inspired outdoor seating to promote social distancing and better air circulation. *Photo by Michael Durand.*

LaBounty

Continued from page 12

potential solutions for providing homes to unhoused individuals today.

The very change that makes San Francisco vibrant, also makes it hard. He describes his job as one that he's always losing. Because at some point, whatever he's fighting for – a landmark, a story – will be lost, whether it be to the elements, to time or to zoning.

He pitched ideas for keeping intact the old gas station building on 16th Avenue and Irving Street, but in the end, it was torn down.

His advice is that you have to have satisfaction at what's great now, but you can't hold on or get mad when things change, because it's inevitable.

"When you react to something, what do you lose?" he said.

To learn more about Woody LaBounty, sign up for his weekly newsletter or to send him a message, visit woodylabounty.com.

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City Proposes Revised Parking Plan During Geary Construction

By Thomas K. Pendergast

Responding to merchant backlash against a plan for replacing angled parking with parallel parking along Geary Boulevard, the City will create 17 more spaces by relocating three bike-share stations and adding angled parking on a nearby street.

The San Francisco Municipal Transportation Agency (SFMTA) plans to convert the parking for its quick-build project, part of a larger effort dubbed the Geary Boulevard Improvement Project, much of which will not begin until the latter part of 2026 at the earliest and will follow at least two and a half years of construction when the San Francisco Public Utilities Commission (SFPUC) replaces sewer lines, water mains and other infrastructure along that roadway.

Business owners along Geary, however, wonder if they can survive these changes during the transition, while they continue to struggle to recover from the aftermath of the pandemic.

The original plan would have resulted in the loss of 70 parking spaces, but pressure from the merchants and other factors has motivated the agency to scale it back dramatically. Including the 17 recently added, they estimate there will now be a total loss of 31 spaces going west from Jordan Avenue, with 16 of those lost between Park Presidio Boulevard and 25th Avenue.

There is some dispute about how many parking spaces would actually be lost, because even though angled parking provides more slots and uses less space than parallel parking, the agency is also counting new loading zones as parking.

The agency says safety concerns are the reason for doing the quick -build project as soon as possible, claiming that it is a high-injury corridor where an average of one pedestrian each month is injured because of traffic.

As for converting angled to parallel parking, the agency says the upcoming SFPUC's sewer replacement work makes it necessary before that starts.

Agency officials say they will need to close a lane to create a work zone, while keeping two lanes open for traffic. Unless they convert angled parking to parallel, then there will be times when removing all the parking on a given block along that segment of roadway will be necessary.

The latest new parking spaces will be made primarily by relocating the bike-share stations adjacent to Geary at 14th, 21st and 28th avenues, along with replacing parallel parking with angled parking on 26th Avenue.

Other cross streets where additional parking is already planned for include 23rd, 24th and 29th avenues north of Geary, plus 17th and 19th avenues south of the boulevard, according to the agency.

This is just the latest in a long series of changes to the transit revamp plan for Geary.

The first iteration, originally called the Geary-BRT plan, would have eliminated the center traffic islands and ripped out all the trees along them, then run Muni buses down the new lanes created, with the long-term goal of making space for a light-rail train to eventually roll down the boulevard.

That plan, however, was derailed in favor of buses and taxis running down the outside lanes on both sides of the roadway, after the agency projected that the original plan would have cost more than five times as much as the current plan, now estimated at $49 million.

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Concerts

Continued from page 1

funding for neighborhood programs in the Richmond and Sunset districts.

City officials say APE currently provides $25,000 annually to both districts and will contribute another $10,000 per neighborhood as part of the deal.

"With this initial agreement, Rec. and Park has committed to continuing the outreach to our community, to ensure their concerns are heard, while still bringing the benefits to the Richmond and the entire City," Chan said in a press release. "I appreciate Another Planet Entertainment's willingness to come to the table and recognize the communities I represent. Our conversations have led to prioritize community input in this process, to ensure prevailing wages for all workers, and to concrete initiatives for downtown revitalization."

District 4 Supervisor Joel Engardio, who represents a large part of the Sunset District, expressed his approval of the plan.

"I support additional ticketed concerts following Outside Lands in Golden Gate Park because they will pay for the free concerts downtown, keep our parks from facing a deficit, and offer more community benefits for Sunset residents," Engardio said. "We need more joy in San Francisco as we work to address the serious issues facing our City. I'm grateful that Another Planet Entertainment agreed to everything I asked for to help our City."

"We are thrilled that supervisors will hear the proposal to bring music to our city's parks and plazas," said San Francisco Recreation and Park Department General Manager Phil Ginsburg. "This is a win-win proposal – allowing our department to continue to maintain our green spaces and offer robust programming while offering residents and visitors the kind of world-class entertainment APE provides."

At a community meeting on July 20, George Ridgely, manager of permits and reservations for Rec. and Park, said the additional concerts would go from 2 p.m. to 10 p.m. and be "very different" than the Outside Lands festival in that each show would be a single headliner with supporting acts.

Attendance would be limited to 65,000 per day, compared to 75,000 per day for the Outside Lands festival.

"It's a unique opportunity to be able to piggyback on the festival and the infrastructure from the festival to have the concert on the subsequent weekend," Ridgely said. "A lot of the impact to the park, the impact to the users, is two weeks of load-in before the festival. If all of that were to be loaded out and have to be loaded back in at a different time of year you would be looking at a much larger impact."

He said there will be a minimum fee guarantee of $1.4 million for a two-day event and an additional $700,000 if it's a three-day event.

"So up to $2.1 million for Rec. and Park, and then there's additional possible fees. The event organizer would pay the department the higher of either the minimum (fee guarantee), or 5% of net revenue from ticket sales for the event (whichever is higher)."

"And those fees will increase each year with a cost-of-living increase."

All Rec. and Park staffing expenses, like park rangers and gardeners, etc., will be reimbursed at 100% cost recovery.

Allen Scott, APE president of concerts and festivals, said the transportation plan will encourage people to take alternate means of transportation, like shuttle buses, Muni buses and bicycles, with designated Lyft and Uber drop-off and pickup areas, and they will have PCOs (parking control officers) and SFPD in neighborhoods along with tow trucks to deal with blocked driveways.

But not everyone at the meeting was happy about the additional concerts.

"I'm totally against this. It's the noise, it's the traffic, it's the trash; it's people peeing on my garage door," said local Devorah Joseph. "You don't need to do this. You're disturbing the animals. You're disturbing us.

"This park was built for the citizens of San Francisco and for a month, now possibly more, you're taking it away from us. That's not right. And what do you give us back? It's a pittance. Let another neighborhood bear the burden that we've been bearing for 15 years."

"It's just not fair to the public or to the residents in the Richmond and the Sunset, like they're prisoners in their own house," said Richard Rothman, also a local resident. "They can't drive their cars; this is going to be three weekends in a row."

Suzie Ferras, president of the Balboa Village Merchants Association (BVMA) said she asked BVMA members what they thought, and the response was a "mixed bag."

"Some merchants are like 'we don't need another weekend.' And I think the feeling was more just the parking, the excessive crowds and things like that," Ferras said.

"But then on the other hand there are merchants that are like 'that's one of our best weekends. We stay open late. We're packed.' It really does impact a lot of our merchants positively."

Cynthia Huie, president of the Clement Street Merchants Association said she also got feedback from their members.

"All the responses that we've gotten have been very positive. Having more people discover the Richmond has been many of the business's goals," Huie said. "They also really enjoy being discovered by people who are visiting, by people who maybe have never thought about coming into the Richmond before. I think this is an opportunity for many of them to be on the map a little differently than they generally are in their daily lives."

Christian Routzen, owner of San Franpsycho on Ninth Avenue who also sits on the board of the Inner Sunset Merchants Association, said he's been going to Outside Lands the last 14 of its 15 years.

"You can see that when (APE) first came in there was probably a lot of impact to the park; there was probably a lot of impact to the streets," Routzen said. "I've seen Outside Lands really make an effort for comments like these … for the people who do have concerns.

"They're creative folks. I've been working with them for a long time. They may really figure out this traffic situation with some buses. Be a little patient. At the same time, the impacts for the City are really great and for us as a small business of course," he said.

On Aug. 9, the Planning Association for the Richmond (PAR) will host a community meeting at 6 p.m. at the Golden Gate Park Senior Center, 6101 Fulton St. Representatives from District 1, Rec. and Park and APE will be present for questions and community concerns.

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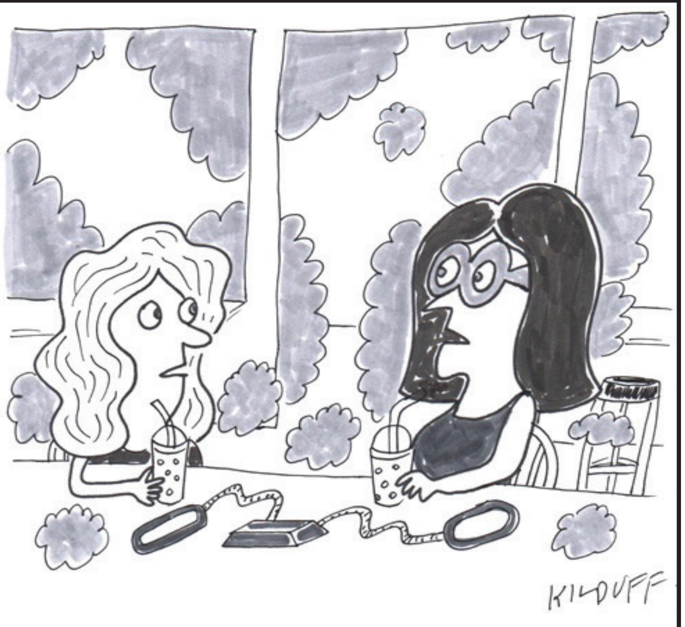


"Who exactly is this Karl?" "I haven't the foggiest."

Commentary

Julie Pitta

West Side Development Stories

An architect's rendering had tongues wagging on the City's usually quiet west side.

The tower's design, 50 stories tall and home to 680 apartments, is steps from Ocean Beach and dwarfs the low-slung, single-family homes that dominate that part of the neighborhood.

It's unlikely to be built, at least not in its current iteration since it fails to comply with both state and local laws. Regardless, it's worth paying attention to: It represents, in exaggerated form, Mayor London Breed's vision for a wide swath of San Francisco, including the Richmond and Sunset districts.

Several months ago, Breed unveiled "Housing for All," her blueprint for how the City will comply with state requirements for new housing. The City is obligated to create 82,000 new units by 2031, half of them "affordable," or risk losing state funding for housing and transportation.

Central to Breed's program is "streamlining" the process by which new housing is created. At first glance it seems rooted in common sense. After all, the City's planning process has a well-earned reputation for being complicated, time consuming and costly.

"San Francisco has the opportunity to make a transformation in how we build housing for everyone in our City – for workers, for seniors, for families, everyone," Breed said.

But the devil is always in the details. On careful inspection, it's clear that a more appropriate name for the mayor's proposal is "Housing for the Privileged Few." Those who will benefit most are the real-estate developers and investors who gave generously to Breed's campaign for the City's highest office.

Most notably, Breed's legislation eliminates public comment on development projects, silencing opposition from the very residents most impacted by new building projects. For example, it does away with public hearings on demolitions. (Teardowns are possible for any empty building, giving landlords incentive to clear out rental properties by any means necessary). Neighbor notifications of new construction would no longer be required.

It will not produce the kind housing the City so desperately needs. "Affordable" is defined as 120% of the area's average median income – or $121,000 a year for an individual – far outstripping the average salary of an entry-level nurse, teacher or firefighter. According to state law, if 40% of the units in any new building are deemed "affordable," the developer can exceed neighborhood height limits. Older buildings, many housing rent-controlled apartments, can be destroyed and replaced by super-sized developments with units that are affordable in name only. Under current City ordinances, public review or comment are allowed; under the mayor's proposal they are not required.

At a recent public meeting, District 4 Supervisor Joel Engardio, co-sponsor of the mayor's proposal, painted a sunny picture of a Sunset District in which hundreds of residents live in high-rises above cafes and other retail stores. A touch of "Paris," Engardio likes to say. Not surprisingly, Engardio's run for supervisor was bankrolled, in large part, by GrowSF, a YIMBY (short for Yes In My Backyard) group that has spent big bucks to influence San Francisco elections. Nationwide, such YIMBY "organizations" have been funded by Big Real Estate and are little more than industry front groups.

District 7 Supervisor Myrna Melgar has offered her own prescription for how the City will meet its state-mandated housing requirements. Melgar's intention, she says, is to address concerns surrounding the mayor's measure. In response to public pressure, Melgar proposes to restore some notification requirements. Minus that concession, the supervisor's proposal is nearly identical to that of the mayor's. Like Breed's scheme, it eases condo conversions, increases density and has no provision for affordable housing. It, too, will line the pockets of real-estate developers and investors at the expense of San Francisco residents.

In previous years, San Francisco answered the state's call for more housing by over-building market-rate units and under-building those for low-income residents. Today, the City has as many as 60,000 market-rate apartments standing empty. They're unlikely to be filled any time soon in a City that has seen about 70,000 people leave in just the last three years.

The mayor's and Melgar's legislation proposals will eventually come before the Board of Supervisors. Both have received scant press coverage. Should either pass, they will forever change the character of San Francisco and the west side, displacing longtime residents and opening the door for rampant and ill-considered development. The west side has long been a haven for families and seniors who've been drawn there for the quiet they offer in an otherwise bustling city. Breed's and Melgar's legislation proposals treat the City – and the beloved Richmond and Sunset neighborhoods – as nothing more than a good investment for the mayor's well-heeled friends.

Julie Pitta is a member of the executive board of the Berniecrats. She is a former senior editor for Forbes Magazine and staff writer for the Los Angeles Times. Email: julie.pitta@gmail.com. Twitter: @juliepitta.

Demetri Broxton's 'Save Me Joe Louis' Packs a Punch at de Young

By Noma Faingold

Demetri Broxton's art is as complex as his familial background.

The elements of his textile sculptures are seemingly unrelated. He uses Japanese and Czech beads, cowrie shells, mirrors, metal chains, American flags, nails and boxing gloves. He weaves concepts derived from different cultures, including from his Creole household growing up in Oakland, as well as from his biological mother, who is Filipina and his birth father, who is African American.

The messages imbedded in his pieces come from West African Yoruba art (associated with royalty), the transatlantic slave trade and hip-hop, among other weighty sources. He often embroiders iconic lyrics from hip-hop songs on boxing gloves.

"My work IS hip-hop," he said. "Hip-hop is really about sampling from different cultures, different sources and bringing everything together to make this one sound. That's what my artwork is about. I'm sampling the beadwork from different cultures. I'm investigating history. To the outside person, these things might look like disparate topics. But for me, they make sense together."

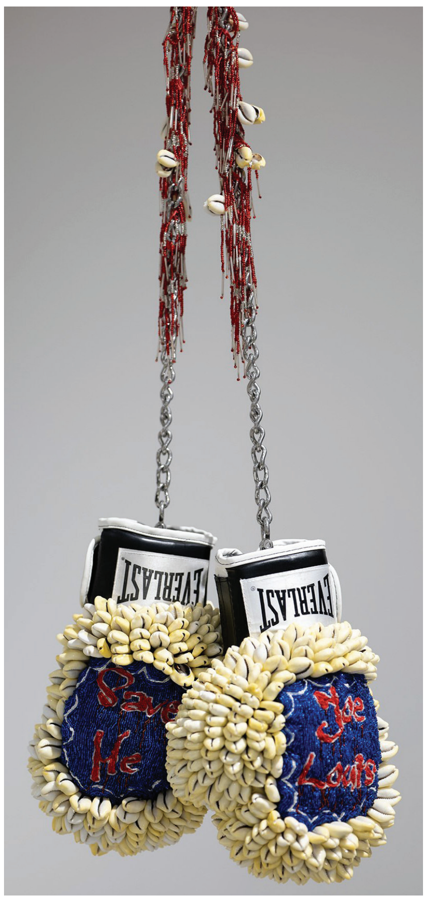
Broxton's 2021 piece, "Save Me Joe Louis," is part of the exhibition titled, "Crafting Radicality," featuring 42 works by 30 Bay Area artists (both established an up-and-coming), at the de Young Museum, July 22-Dec. 31.

"Crafting Radicality" was made possible by a $1 million gift from the Svane Family Foundation to the Fine Arts Museums of San Francisco. The curators at the FAMSF made sure to showcase artists representing a wide range of media, who are investigating personal and political histories, including Katy Grannan (photographer and filmmaker), Woody De Othello (his 2021 piece, "Fountain," has been installed in the de Young's sculpture garden), Liz Hernández (paintings, murals and ceramics), David Huffman (abstract and surrealist paintings and installations), Ramekon O'Arwisters (crochet sculptures and collage) and Muzae Sesay (colorful geometric paintings and murals).

"Any museum acquisition is a big deal," said Patricia Sweetow, whose gallery represented Broxton once he created his first sculpture in 2017. It sold in 2018. She wanted more.

Sweetow owned a gallery in San Francisco for decades, before having to relocate, due to the fallout from the pandemic. Last fall, she opened a gallery in Downtown Los Angeles, a more robust art market.

"I am excited for him and by the sheer intelligence of his work," Sweetow said. "He works incredibly hard. He has done so much in a very short time. He's constantly pushing by learning new techniques and working with new materials."



"Save Me Joe Louis," 2021. Everlast boxing gloves, cowrie shells, Japanese seed beads, Czech seed beads, mirrors, nylon thread, stainless steel chain and hardware. ***Courtesy photo.***

"Save Me Joe Louis" takes its inspiration from a legendary semi-myth Martin Luther King Jr. wrote about in his 1963 book, "Why We Can't Wait." The truth: A young black man was about to be executed in the gas chamber during the Jim Crow era. The unconfirmed part of the story is that the man's last words were not to his family, nor to ask for God's mercy.

"Instead of begging for his life," Broxton said. "He started yelling, 'Save me Joe Louis,' at a time when (world heavyweight champion) Joe Louis was considered super-human."

The striking, maximalist sculpture consists of a pair of Everlast boxing gloves dangling by metal chains, covered in strands of red and silver beads and cowrie shells. A dense cluster of shells frame the gloves. Blue beads fill in the majority of the glove surface with the words, "Save me," hand-embroidered in red on one glove and, "Joe Louis," on the other.

"My works are dealing with heavy history. I'm investigating imperialism and assault on black bodies that is so prevalent in our culture," said Broxton, 44. "But I don't want to just have dark art that's about violence, death and all the things that make us worry. I want

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Geary

Continued from page 14

The agency has now also committed to help Geary merchants with "project-funded business support during both quick build and the full project construction," including covering the costs to "rebuild directly impacted parklets."

There is yet another option on the table, which would delay the implementation of some transit lanes until the start of the SFPUC water and sewer construction.

The agency's Project Manager, Liz Brisson, said this would temporarily retain about 18 parking spots for about a year and a half.

According to agency documents, while delaying the implementation of some transit lanes until 2025 would save the 18 parking spaces until then, the agency claims it would also result in an additional 600 hours of staff work and cost an extra $200,000, plus the need to rebuild the affected Shared Spaces twice.

Brisson also said that about 30% of the total project parking loss is due to the proposed new transit lanes, while another 30% would be lost from lengthening bus stops and the remaining 40% would be lost to safety improvements.

District 1 Supervisor Connie Chan has been involved in this issue, advocating for the merchants by pushing back against the agency's plan to eliminate so many parking spaces.

"Thanks to the advocacy of our merchants and our community, we are finally heading in the right direction on the Geary BRT project," Chan said. "SFMTA is coming to the table with an improved design that incorporates community feedback and increases parking availability. We can continue working together to reach an agreement that supports the merchants and community by making sure the implementation plan is well thought out and includes neighborhood mitigation and consideration of impact on our small businesses."

The agency's Board of Directors is tentatively expected to consider these options sometime in August.

Broxton

Continued from page 15

to have an element of release and healing."

Broxton, who earned a Bachelor of Fine Arts degree at UC Berkeley and a master's in museum studies from San Francisco State University, wanted to be an artist when he was young but could not see his way in, until he took a photography class at Robert Louis Stevenson school in Pebble Beach. He enrolled in the prestigious boarding school, earning a full scholarship from the 10th through 12th grades.

"I wanted to get out of Oakland. In the 1990s, there was a lot of unsafe things going on," he said. "I found this amazing school off the 17-Mile Drive. The golf courses, the beaches. I completely thrived in that environment. I was going to school with millionaire and billionaire kids from all over the world, who had very different life experiences than I had. It opened me up to possibilities. Their views on the world being so different, helped solidify my understanding of where I came from."

He became obsessed with photography.

"I fell in love with everything about black-and-white photography – the darkroom, from the amber light to the smell of the chemicals," said Broxton.

He wanted to pursue that discipline in college, but his parents objected. They did not want to their only child to end up as a starving artist. Initially, Broxton acquiesced, spending three miserable semesters at Carnegie Mellon University studying architecture.

"I hated the classes. I hated Pittsburgh," he said.

He transferred to Cal in his sophomore year, planning to earn a degree in landscape architecture. Once he took his first painting class, he immediately changed his major. His parents were not happy. This time, Broxton gave them an ultimatum.

Artist Demetri Broxton at the San Francisco Museum of the African Diaspora (his day job), where he is the senior director of education. ***Photo by Noma Faingold.***

"It's either art or I'm going to drop out of school altogether," he told them.

It took many years before the art he does now took shape. He loved oil painting, but once he and his wife of 23 years, Andrea, had their three children, the medium became problematic because oils can be toxic (around children). He also felt guilty how time consuming it was, which took him away from his family.

By chance, he got involved in making jewelry after seeing a magazine on beadwork at a chain craft store, Michaels. He was successful at designing intricately beaded earrings, necklaces and bracelets. The work was steeped in his own heritage, including West African, Filipino and Mardi Gras traditions.

At the same time, Broxton has had a day job at San Francisco's Museum of the African Diaspora (MoAD), on and off since 2006, first as a teaching artist and currently as the senior director of education.

"If I have to have a day job, this is ideal," he said. "I get to engage with contemporary artists and it feeds my creative spirit. At the end of the work day, I'm inspired to work on my own creations and think about the deeper meaning of how materials speak to the messages I'm trying to convey."

A typical week for Broxton consists of him working at his day job, followed by spending a couple of hours with the family and then off to his home studio to work until 1 a.m. On the weekends, he puts in more hours in his studio on each intricate piece. Adorning one set of boxing gloves takes about a month.

"The process I have chosen for the creation of my art is very labor intensive," he said. "Maybe I like self-punishment."

The self-described introvert views his time alone in his studio as his safe haven.

"I lock myself in that space for hours," said Broxton. "It's me, my beads and my music."

Sweetow met Broxton while he was making jewelry. He wanted to turn his craft into art. She encouraged him to pursue an art practice.

"He took it from there," she said.

Broxton discovered his biological grandfather was a boxer during World War II. It led him to buy boxing gloves with the intention of taking a class. He never did, but the gloves proved to pack a big artistic punch.

"The first piece was pure experimentation," he said. "I didn't know what I was doing until I did it. Then the meaning started coming out."

His work is evolving and scaling up. He is using custom-made sturdy wool boxing robes as a sort of canvas to be adorned.

"As an artist, the challenge of trying something new is what drives me. I always want to be experimenting," Broxton said. "That's the fun part."

Sweetow has no doubt Broxton has a big future as an artist.

"It will happen. His work is getting more complicated and that's forcing growth," she said. "He has the skills, the intelligence and a lot of stories to tell."

"Crafting Radicality," an exhibition at the de Young Museum featuring Bay Area artists, runs through Dec. 31. Find more information at famsf.org.

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